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June 28, 2010

Honorable Members of the City Council
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council District 1

REGARDING: PROPOSED GREATER CHINATOWN BUSINESS IMPROVEMENT
DISTRICT

Honorable Members:

This Office has received materials relative to the formation of a Landscaping, Security, Programming and Maintenance Property Business Improvement District (LSPM PBID), to be known as the Greater Chinatown Business Improvement District (District), hereinafter called "District." The District would be formed pursuant to the provisions of the LSPM PBID Ordinance (Division 6, Chapter 9, Los Angeles Administrative Code). All previous Council actions taken on the current District is contained in Council Files 99-2233 and 08-1300.

This report shall serve as the "Preliminary Report of the City Clerk" described in Section 6.606 of the Los Angeles Administrative Code. Attached to this report are: 1) the Management District Plan, which details the improvements and activities to be provided and serves as the framing document for the proposed District; 2) a detailed Engineer's Report prepared by a registered professional engineer certified by the state of California, which supports the assessment contained in the Management District Plan; and 3) a draft Ordinance of Intention, approved as to form and legality by the City Attorney's Office.

BACKGROUND

The District is being established in accordance with the provisions of City Ordinance No. 173167, which was adopted by the City Council on March 31, 2000, and became effective on May 15, 2000 (CF 98-0528) as Division 6, Chapter 9 of the Los Angeles Administrative Code. The City's LSPM PBID legislation allows for the creation of business improvement districts in special economic incentive zones, in which operations are supported primarily by revenue collected from property owners in the proposed District. The proposed District is a commercial district located entirely within census tracts with a poverty level of 20% or higher according to the 2000 census therefore, qualifying it for establishment consideration under the City's LSPM PBID formation Ordinance. The LSPM PBID Ordinance allows for the life of the proposed District to be up to ten years. The period for this proposed District is ten (10) years.

JOB & BUSINESS
DEVELOPMENT

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The proposed District's programs include, but are not limited to the following: sidewalk operations and beautification, district identity and administration.

PRELIMINARY PETITIONS

In order to proceed with the establishment process under the City's LSPM PBID Ordinance, the proponent group needed to secure written support for the project in the form of petitions signed by property owners who will pay more than 30 percent of the assessments proposed to be levied.

The consulting firm, New City America, for the proposed District has presented to the Office of the City Clerk a set of petitions that support the formation of the proposed District. This Office has verified the validity of the petitions using various City and County of Los Angeles sources. In addition, this Office has verified the accuracy of the assessment calculations.

The petitions received indicate affirmative financial support of the project in an amount equivalent to \$433,115.40. This represents 31.83 percent (31.83%) of the proposed District's projected first year revenue of \$1,360,676.47. Because the more than 30 percent threshold of preliminary support has been achieved, the formal BID establishment process, including a public hearing before the City Council, may be initiated.

PROPOSED DISTRICT BOUNDARIES

A general description of the proposed District is as follows: In general, the boundaries include: The northern boundary—parcels abutting the 110 freeway and facing Bernard Street between College and North Broadway streets; the western boundary—the parcels on both sides of College street between Figueroa Terrace and the 110 Freeway and then continuing with all parcels facing Yale street between College and Ord streets; the southern boundary—all parcels facing Ord street between Yale and New High streets and continuing to all parcels facing Cesar Chavez on the northern side between New High and Alameda; the eastern boundary—parcels fronting Alameda and North Spring streets between Elmyra Street and Cesar Chavez Avenue. The map included in the District's Management District Plan gives sufficient detail to locate each parcel of property within the proposed District.

DISTRICT ESTABLISHMENT AND PROPOSITION 218 COMPLIANCE

Article XIID of the California Constitution (Proposition 218) requires, among other things, that: 1) the City Council identify all parcels that will have a special benefit conferred upon them and upon which an assessment will be imposed; 2) the City Council not impose an assessment on a parcel which exceeds the reasonable cost of the proportional benefit conferred on that parcel; 3) the City Council separate the general benefits from the special benefits conferred on a parcel; and 4) all assessments be supported by a detailed

engineer's report prepared by a registered professional engineer certified by the state of California.

The Engineer's Report supports the assessments contained in the Management District Plan and, in addition, includes facts, which would support City Council findings relative to items 1 through 3 above.

Proposition 218 also includes certain notice, protest and hearing requirements. Those requirements are codified in the Proposition 218 Omnibus Implementation Act ("Act") (California Government Code Section 53750 et seq.) This report recommends that the City Council direct the City Clerk to comply with the Act. Establishment of the proposed District is contingent upon the City's receipt of a weighted majority of financially supportive ballots as submitted by the affected property owners. The City Clerk will tabulate the ballot returns and will report the results to the City Council.

PROPOSED IMPROVEMENTS AND PROGRAMS

The District is expected to generate \$1,360,676.47 annually over a ten-year period. The revenue will be utilized to fund the proposed District's improvements and activities that include, but are not limited to: sidewalk operations and beautification, district identity and administration.

ASSESSMENT FORMULA AND DISBURSEMENTS

The District's proposed assessment formula is based upon an allocation of program costs by benefit zones as described in the attached Management District Plan and a calculation of assessable linear street front footage, lot square footage, and building square footage. The Management District Plan allows the proposed District's management entity to make annual assessment increases based upon the Consumer Price Index for the Los Angeles region or by a flat percentage rate, not to exceed five percent (5%) of the previous year's assessment.

The City Clerk will arrange to have the proposed District's assessments included as a line item on the property tax bills prepared and distributed by the County of Los Angeles. If necessary, this Office will directly bill property owners or entities that do not appear on the tax roll. The County will subsequently transfer assessment revenue to the City. Assessment revenue will be held in trust by the City and will be disbursed through installments to the District to support authorized District improvements and activities.

DISTRICT ADVISORY BOARD

The BID will be governed by an advisory board consisting of property owners and at least one business owner operating in the district who is not also a property owner. The advisory board provides general oversight of BID operations, prepares annual reports and makes recommendations to the City Council on district budget and other issues. The Advisory Board is required to be appointed by the City Council prior to BID establishment.

The City Council may designate existing advisory boards or commissions to serve as the advisory board for the District or may create a new advisory board for that purpose. A list of the proposed District's current advisory board members is attached.

CONTRACTING WITH A NON-PROFIT CORPORATION

Upon establishment of the District, the LSPM PBID Ordinance states that the City Clerk shall administer the District and may contract with a non-profit corporation to manage the District on a day-to-day basis.

ASSESSIBLE CITY PROPERTY

There are four City-owned parcels within the District including the Chinatown Branch Library, the Alpine Recreation Center, and a parcel which is used by the Los Angeles Police Department to hold damaged vehicles. The total assessment for these City-owned properties within the District is \$20,294.40, representing 1.49% of the total assessments levied in the District.

FISCAL IMPACT

Funding for assessments levied on the four City-owned properties, totaling \$20,294.40, within the District were included in the General Fund allocation to the 2010-11 Business Improvement District Trust Fund 659.

RECOMMENDATIONS

1. FIND that the petitions submitted on behalf of the proponents of the proposed Greater Chinatown Business Improvement District are signed by property owners who will pay more than thirty (30) percent of the assessments proposed to be levied.
2. ADOPT the Preliminary Report of the City.
3. ADOPT the attached Management District Plan.
4. ADOPT the attached Engineer's Report.
5. FIND that all parcels that will have a special benefit conferred upon them and upon which an assessment would be imposed are those identified in the Management District Plan.
6. FIND that in accordance with Article XIID of the California Constitution and based on the facts and conclusions contained in the attached Engineer's Report, the assessment levied on each parcel within the proposed District is proportionate to the special benefit derived from the improvements and activities that are to be provided.

7. FIND that in accordance with Article XIID of the California Constitution and based on the facts and conclusions contained in the attached Engineer's Report, there are no general benefits to be separated from the special benefits conferred on each parcel within the proposed District.
8. FIND that in accordance with Article XIID of the California Constitution and based on the facts and conclusions contained in the attached Engineer's Report, no assessment imposed on any parcel exceeds the reasonable cost of the proportional special benefit conferred on that parcel.
9. AUTHORIZE the City Clerk, upon establishment of the District, to prepare, execute and administer a contract between the City of Los Angeles and a nonprofit corporation for the administration of the District's programs.
10. ADOPT the attached Ordinance of Intention to establish the Greater Chinatown Business Improvement District.
11. DIRECT the City Clerk to comply with the notice, protest, and hearing procedures prescribed in the Proposition 218 Omnibus Implementation Act (California Government Code, Section 53750 et seq.).
12. REQUEST the City Attorney, with the assistance of the City Clerk, to prepare an enabling Ordinance establishing the Greater Chinatown Business Improvement District for City Council consideration at the conclusion of the required public hearing.

Sincerely,



 June Lagmay
City Clerk

JL:HLW:MCP:RMH:pm

Attachments:
Management District Plan
Engineer's Report
Draft Ordinance of Intention

THE RENEWED AND EXPANDED
GREATER CHINATOWN
BUSINESS IMPROVEMENT DISTRICT

**MANAGEMENT DISTRICT PLAN
FOR 2011-2020**

Prepared Pursuant to the
Los Angeles Landscaping, Security, Programming and Maintenance
Property Business Improvement District Ordinance (LSPM BID)
to create an LSPM PBID in Los Angeles, California

FINAL PLAN

RECEIVED
JUN 24 2010
ADMIN. SVCS.
SPECIAL ASSESS.

Presented by:
New City America, Inc.

For the Los Angeles Chinatown Business Council
Councilman Ed Reyes
Los Angeles City Clerk's Office

2010 JUN 24 PM 2:16

JUNE 24, 2010

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Attachment 1:

- I. Registered Professional Engineer's Report

MANAGEMENT DISTRICT PLAN – EXECUTIVE SUMMARY

The Greater Chinatown Business Improvement District is being renewed and expanded under the Landscaping Security Programming and Maintenance Property Business Improvement District Ordinance of the City of Los Angeles "Ordinance number 173167, Division 6 of the Los Angeles Administrative Code, Chapter 9, and Sections 6.618". The renewed and expanded Greater Chinatown Business Improvement District is located within a "special economic incentive zone" as defined in Division 6 of Los Angeles Administrative Code, Chapter 9, Section 6.601.

A "special economic incentive zone" means those areas of the City of Los Angeles ("City"), which have been previously designated as, or subsequently designated as: Los Angeles Neighborhood Initiative areas (LANI), Targeted Neighborhood Initiative areas (TNI); Transportation Oriented Districts (TOD); or are commercial or industrial census tracts with a poverty level of 20% or higher. The district is eligible due to the fact that it contains a poverty level of over 20%.

The area falls into the following Census Tracts 1977, 2060.1, 2060.2, and 2071 in the County of Los Angeles. The 2000 Federal Government Census Tract reports the poverty levels to be for Census Tracts 1977 at 33.09%; 2060.1 at 37.3%; 2060.2 at 23.4%; and 2071 at 28.73%. Based upon this official government data, the Renewed and Expanded Greater Chinatown Business Improvement District is considered eligible.

Developed by the Los Angeles Chinatown Business Council – this Management District

Plan is proposed to continue to improve and provide special benefits to individual parcels located within the boundaries of the current 2008 modified Los Angeles Chinatown Business Improvement District and if approved, in the areas surrounding the existing district. The proposed renewed and expanded Greater Chinatown Business Improvement District will provide continued special benefit district improvements and activities, including maintenance and cleaning, security, beautification and other special programs to parcels within the current district, and in the new expansion area individual parcels.

The current Los Angeles Chinatown BID, modified in 2008, is a benefit assessment district that has provided improvements and special benefits to individual parcels in the existing boundaries of the Los Angeles Chinatown BID. The existing District has provided enhanced services for the past ten years including landscaping, maintenance and sidewalk cleaning, trash collection, improvement of the image of Chinatown, business interest advocacy, marketing and promotions, and security services, (above those currently provided by the City of Los Angeles).

The current Los Angeles Chinatown BID serves to improve the district, attract new customers to their businesses, increase sales, increase occupancies and enhance the district. The renewed and expanded Greater Chinatown Business Improvement District will continue these special benefit services and additionally acknowledges the fact that this is a significant residential and ethnic and cultural community with many varied land uses. The renewed and

expanded district seeks to fund the special benefits that will be provided over the next ten years, based upon keeping the existing BID and expansion area clean, safe, orderly, attractive, well marketed with special events and programs, and increase commerce within the boundaries of the district.

Boundaries and Benefit Zones:

In general, the boundaries of the proposed renewed and expanded Greater Chinatown Business Improvement District will remain the same as the previous City approved boundaries for the 2008 modified Los Angeles Chinatown BID, but will include new areas on the eastern, southern, and northern periphery of the District.

Boundaries of the BID:

The renewed and expanded Greater Chinatown BID boundaries as proposed, are as follows:

On the west, commencing at the most northwestern boundary beginning on the two corners of the east side of the intersection of Figueroa Terrace and College Street, east including the parcels (5406-024-016), (5406-028-013, (5406-028-087), (5406-028-088) heading to the east side of the 110 freeway. The western boundaries include the parcels on the south side of College Street between the 110 freeway east to Cleveland Street, , heading southward to include the parcels on the west side of Cleveland Street from College Street to Ord Street, including the parcels on the south side of Ord Street between City of Los Angeles Chinatown Public Library and Hill Place parcel (5407-025-008), which shall represent the southwestern most corner of the district boundaries. The western boundaries conclude by running northeasterly from College Street including

all of the parcels abutting to the 110 freeway to the intersection of Hill Street and the 110 freeway.

On the north, commencing at the intersection of Hill Street and the 110 freeway heading eastward from the intersection of Hill Street and Bernard Street including all of the parcels on the north side of Bernard Street between Hill Street on the west and North Broadway on the east, include parcels (5414-017-024) at the southwestern corner of Cottage Home Street and North Broadway as well as the parcel on the east side of North Broadway and Bernard (5414-015-008). The northern boundary continues skipping across the State Park to end at the parcel at the southeast corner of the intersection of North Spring Street and Elmyra Street parcel (5409-006-030).

On the east, commencing from the southeastern corner of the intersection of Elmyra Street and North Spring Street running southward including all of the parcels that abut along the east side of North Spring Street/Alameda Street from Roundout Street to the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015), including the parcels beginning on the southeastern corner of the intersection of Vignes Street/Alpine Street and North Main Street/Alhambra Avenue, parcel (5409-015-020) heading south along the east side of North Main Street down to the intersection mentioned above at the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015).

On the south, commencing at the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015), running

westward including all parcels fronting along the north side of Cesar E. Chavez Avenue from the intersection of Alameda Street and Cesar E. Chavez Avenue to the parcel at the northeastern corner of the intersection of Cesar E. Chavez Avenue and New High Street (parcel # 5408-014-001). Running northward along the east side of New High Street and then continuing to the parcel at the southwestern corner of New High Street and Ord Street (parcel # 5408-015-003). Running westward along the south side of Ord Street to the parcel at the southeastern corner of the intersection of Ord Street and Hill Place (parcel # 5407-025-008).

Residential Buildings: Residential buildings in all three Benefit Zones will be assessed as all other buildings in the renewed and expanded BID. Residents, whether owners or tenants, need the same clean and safe services that are needed by retail, commercial, ecumenical or distribution land uses. All residents use the sidewalks, all see graffiti, all benefit from the enhanced promotional activities funded by the BID and all clearly benefit from the improvements funded by the special benefits of the renewed and expanded BID. Properties will derive benefit from increased district identity services funded by the renewed and expanded BID due to the fact that such services enhance the character of, and create a more dynamic and desirable neighborhood in which to live.

Reason for Renewal and Expansion: The special benefit services to be funded by this renewed and expanded Greater Chinatown BID, in general, are based upon special benefit improvements and activities, including maintenance and cleaning, security, beautification and other special programs to parcels within the current district, and to be provided in the

new expansion area. Such services will continue to include programs that create a clean and safe environment, maintaining order in the sidewalk areas, removing illegal dumping, painting out graffiti, improving the district's identity through marketing programs and special projects and working with the City to guide new development in Chinatown in the next ten years.

The renewed and expanded boundaries have been created in response to an identified need for special benefit services by the community to the individual properties provided within these new boundaries. The renewed and expanded BID seeks to use the opportunity of the 10 year renewal process to rationalize the boundaries of the original BID and 2008 modified BID to set a course for uniform special benefit services allocation in the complete area identified as the Greater Chinatown BID through 2020.

With minor adjustments, over 90% of the renewed and expanded Greater Chinatown BID coincides with the individual parcels included in the 2008 modified BID management plan. The western boundaries do not expand when compared to the 2008 modified plan.

The renewed and expanded BID has expanded to the **south** to include nearly one entire new block bounded by Ord Street on the north, Cesar E. Chavez Avenue on the south, New High Street on the west and North Spring Street on the east. The individual parcels will be included in a consistent program of special benefit services from the east side of New High Street eastward to Alameda Street north of Cesar E. Chavez Avenue. Pedestrians walking from City Hall, Olvera Street and the County Parking lots from the south use North Spring Street as a pedestrian gateway into

Chinatown. The individual parcels will be included in the BID programs to provide the full spectrum of special benefit services along both sides of North Spring to attract new visitors to Chinatown from the south.

The renewed and expanded BID has also expanded by one parcel to the **north** since this parcel is connected to two other parcels on the north side of Bernard. The renewed and expanded BID will use the southern intersection of Cottage Home Place and North Broadway as the formal entry point into Chinatown from southbound vehicular traffic along North Broadway. A program of special benefit services for the two parcels on the west side of North Broadway between Cottage Home Street and Bernard Street is an appropriate boundary since parcel 5414-017-024 represents 50% of the North Broadway frontage in the mentioned block.

The renewed and expanded BID has expanded in its **southeastern** corner to include five parcels along the east side of Alameda Street to Cesar E. Chavez Avenue to complete the system of special benefit services on both sides of Alameda Street north of Union Station. Including both sides of Alameda will provide a uniform system of cleanliness for travelers along the east side of Chinatown as they head north on Alameda Street and North Main Street prior to reaching the Chinatown Gold Line Station.

(Rational for Benefit Zones)

There shall be 3 distinct benefit zones in the renewed and expanded Greater Chinatown Business Improvement District. The benefit zones specific boundaries are based upon the continuation of the varying needs for special benefit services in operating the Chinatown BID since its expansion in 2008.

Benefit Zone 1 represents all parcels within the core commercial zone of Chinatown, or all parcels that front along North Broadway, or whose center of activity is on North Broadway (if they run from one block to an adjacent block). This is the historical center of Chinatown, based upon the growth of Central Plaza at the northern end of North Broadway. Broadway is the key street coming out of Downtown and linking Chinatown between Downtown and the Golden State Freeway and Lincoln Heights. The parcels along North Broadway will derive the greatest benefit from the frequency of clean and safe and marketing special benefit services in the renewed and expanded BID since they are in the historic core of Chinatown, have the most foot traffic and shall receive the most attention from any special events or activities of the renewed and expanded BID.

Benefit Zone 2 parcels are to be found in the immediate periphery of North Broadway and Zone 1 and its boundary lines, are in general, individual parcels which front along New High Street, North Spring Street Hill Street, Alpine Street, the north side of College Street and along Ord Street. These parcels are designated as Benefit Zone 2 since they receive the same enhanced special benefits relative to Zone 1, however their sidewalks do not receive the same intensity of pedestrian and retail use, so services may be applied at a lower frequency on a daily basis. Zone 2 parcels include predominantly non-retail land uses including ecumenical, residential, commercial, parking lots and manufacturing and will not benefit as much from the marketing and promotional programs funded by 20% of the overall BID budget.

Benefit Zone 3 parcels will derive special benefit, but at a lower frequency than those

in Benefit Zones 1 and 2. "Regular "clean and safe" services shall be allocated to these parcels at a frequency less than Zones 1 and 2 and are found on the outer boundary of the renewed and expanded BID. These parcels which are to be found west of the 110 freeway, along Yale Street, and along the east side of Alameda Street/North Main, will have services allocated at a frequency less than that of Zones 1 and 2 and will not pay for or derive any benefit from the marketing and promotional special benefit services of the district.

Benefit Zone Rates: The rates charged to individual parcels in each benefit zone have been calculated based upon the historically developed budget of relevant special benefit services. Each property variable is paying for all, or a portion of a category of special benefit services. 100% of the linear frontage assessments in Zones 1 and 2 shall fund the clean and safe services for those individual parcels, and additional revenues to be generated by 45% lot size assessments of Zones 1 and 2. (For a fuller explanation of the relationship between Benefit Zone assessments, services and costs, please see *Section 4, Assessment Methodology, Table 4A* of this report).

Linear frontage, lot size and building square footage, based upon the frequency of services needed in each benefit zone, have determined the overall budget per category for this special benefits plan. The costs of each service have been calculated per benefit zone and have been divided among the various property variables in each Benefit Zone, which various property variables funded certain special benefits. The costs of the special benefit services, per individual parcel within each Benefit Zone, do not exceed the costs of that service

within that Benefit Zone. (Again, see Table 4A)

Benefit Zone 1 individual parcels will pay the highest assessments per property variables and will receive the greatest number of special benefit services at the highest frequency in the district. (See page 35 for the frequency of services per Benefit Zone).

Benefit Zone 1 parcels shall be assessed the highest rate in the renewed and expanded BID on the basis of linear frontage, lot size and building square footage in order to fund all special benefits in the District, including Sidewalk Operations and Beautification, District Identity, Administration and Corporate Operations and Contingency/Reserve. The parcels within Benefit Zone 1 will benefit the most from the totality of special benefit services funded by the District because they will receive the greatest array and greatest frequency of special benefit services allocated to the individual parcels of the district. These individual parcels are in the historic core of the business district and have the most pedestrian and transit oriented activity, as well as, contain the highest concentration of retail in the renewed and expanded BID. Therefore, frequent security and daily cleaning services are required to mitigate this impact and most, if not all special events, benefit individual parcels since the key public gathering places are to be found in this Benefit Zone.

Zone 1/Central Plaza Parcel Assessments:

Linear frontage assessment fees for Zone 1 parcels is \$16.80 a linear foot. Parcels with "interior shared linear frontage" in Central Plaza, along North Broadway and the interior private roads (Bamboo Lane, Sun Mun Way, Gin Ling Way) will be assessed at a 50% rate of \$8.40 for the shared linear frontage located in Zone 1 for the sides that

face these private roads in Central Plaza. Each side of these private roads will be assessed based upon the adjacent parcel frontage. Therefore, each side of the private road will have two assessments, based upon their Benefit Zone. These individual parcels will receive special benefit including daily sidewalk sweeping, steam cleaning and security on each side of their frontage, apportioned on North Broadway as well as on the side of the frontage which abuts along the private roads within Central Plaza. Parcels that have shared linear frontages in Zone 1/Central Plaza (North Broadway side) are 5414-008-006, 5414-008-007, 5414-008-016, 5414-011-009, 5414-011-010, 5414-011-011, 5414-011-013, 5414-011-026, 5414-011-030, 5414-012-006, 5414-012-011.

Benefit Zone 2 individual parcels will pay 80% of the costs of assessments levied on Benefit Zone 1 parcels due to the lesser marketing and district identity special benefit services those parcels will receive, relative to Benefit Zone 1 parcels.

Zone 2/Central Plaza and West Plaza

Linear frontage assessment fees for Zone 2/Central Plaza, between Hill Street and the interior private roads of Central Plaza include Bamboo Lane/west side, Gin Ling Way-west side, Jung Ging Way, Mei Ling Way, and Lei Min Way). These roads are assessed as Benefit Zone 2 linear frontage on Hill Street at \$13.44 a linear foot. Parcels with "interior shared linear frontage" on the roads listed above, will be assessed at a 50% rate of \$6.72 for the shared linear frontage located in Central Plaza Zone 2. The individual parcels will receive the frequency of special benefit services for Benefit Zone 2, including 7 days per week sidewalk sweeping, security services, steam cleaning.

In West Plaza, between Hill Street and Yale Street, the parcels along Hill Street will be assessed at a Benefit Zone 2 rate of \$13.44 and the interior frontages will be assessed at \$6.72 for the linear frontage that abuts Chung King Road and Chung King Court which are private, interior roads within West Plaza. These individual parcels will receive special benefits including seven day per week sidewalk sweeping, steam cleaning and security services consistent with Benefit 2 Services.

Parcels that have shared linear frontages in Zone 2 are

5414-005-002 thru 005, 5414-005-007 thru 010, 5414-005-013 thru 016, 5414-005-019, and 5414-005-021 thru 026,

5414-005-029 thru 033, 5414-005-036, 5414-005-039, 5414-005-040, 5414-005-044 thru 046, 5414-005-048, 5414-005-049, 5414-005-052 thru 055, 5414-005-057 thru 058, 5414-005-062 thru 064, 5414-005-068 thru 071, 5414-007-026, 5414-008-002 and 003, 5414-008-008 and 009, 5414-008-012 thru 015, 5414-008-017, 5414-009-001 thru 007, 5414-010-001 thru 003, 5414-010-005, 5414-011-004 thru 008,

5414-011-014 thru 017, 5414-011-021 thru 023, 5414-011-025, 5414-011-027, 5414-011-031 thru 032, 5414-012-010, and 5414-012-013.

Benefit Zone 3 parcels will be assessed on all sides of the parcel that front along streets, included in the district, **except those parcels** fronting along the east side of Alameda Street, North Spring Street and North Main Streets which will be assessed on the west side only, since that is the only side in which they will receive special benefit services from the renewed and expanded district.

The only special benefit services that will be conferred on these parcels shall be for services related to Sidewalk Operations and

Beautification and minor administrative costs. The services will be conferred only along the streets mentioned above due to the fact that these streets represent the eastern edge of the renewed and expanded district.

Budget:

There are four basic categories of special benefit services that will be funded with this renewed and expanded Greater Chinatown BID. All of these services will confer a special benefit to the individual parcels within the Renewed and Expanded Greater Chinatown BID. The categories of special benefits are as follows:

1. **SIDEWALK OPERATIONS AND BEAUTIFICATION: THIS INCLUDES ALL SIDEWALK CLEANING SERVICES, GRAFFITI REMOVAL, SECURITY SERVICES AND MANAGEMENT AND BEAUTIFICATION**
2. **DISTRICT IDENTITY (MARKETING AND PROMOTIONS)**
3. **ADMINISTRATION AND CORPORATE OPERATIONS**
4. **CONTINGENCY/CITY FEES/RESERVE**

The categories of special benefit services are based upon the 2008 modified and expanded Greater Chinatown BID. Demands for prioritization of one special benefit need over another within a category will occur year by year. Security may be a priority one year, however cleaning and beautification may be a priority another year. Both of these services fall within the same special benefit category. This plan proposes percentages for groups of services with the intent that they will provide district individual parcels with an understanding of the portion of the

budget allocated to fund those services, while simultaneously giving the Owners' Association the flexibility it needs to allocate the services based upon the changing needs of the district from year to year.

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

SIDEWALK OPERATIONS AND BEAUTIFICATION:

\$ 735,000.00 is the budget for the renewed and expanded BID for Sidewalk Operations and Beautification. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individual parcels.

Examples of these special benefit services and costs include, but are not limited to:

- Private security, provided at various frequencies for Benefit Zones, based upon the needs of individual parcels within that Zone;
- Regular sidewalk and gutter sweeping, provided at various frequencies for Benefit Zones, based upon the needs of individual parcels within that zone;
- Regular sidewalk steam cleaning;
- Spot steam cleaning as necessary;
- Enhanced trash emptying, provided at various frequencies for Benefit Zones, based upon the needs of individual parcels within that Zone;
- Removal of bulky items as necessary;
- Graffiti removal, within 24 hours as necessary;
- Tree and vegetation maintenance;

- Equipment, supplies, tools
- Vehicle maintenance and insurance

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

DISTRICT IDENTITY:

\$ 278,000.00 is the new budget for the renewed and expanded BID for District Identity. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individual parcels.

Examples of these special benefit services and costs include, but are not limited to:

Special events, provided only for Benefit Zone 1 and 2 individual parcels. Benefit Zone 1 parcels will pay higher building assessments to fund the additional benefit they will receive from these services;

- Marketing and Promotions strategies, provided primarily for Benefit Zone 1 individual parcels and to Benefit Zone 2 parcels that have retail land uses;
- Holiday decorations, primarily for Benefit Zone 1 individual parcels;
- Personnel related to Marketing and Promotions provided primarily for Benefit Zone 1 individual parcels;
- Web site development and maintenance for Benefit Zones 1 and 2;
- Advertising for Benefit Zones 1 and 2;
- Communications for Benefit Zones 1 and 2

The following category of special benefit services shall only be provided to parcels

within the district and whose frequency is determined by their benefit zone.

ADMINISTRATION AND CORPORATE OPERATIONS:

\$ 208,550.00 is the new budget for the renewed and expanded BID for Administration and Corporate Operations. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individual parcels.

Examples of these special benefit services and costs include, but are not limited to:

- Staff and administrative costs
- Insurance
- Office related expenses
- Financial reporting

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

CONTINGENCY/CITY FEES/RESERVE:

\$ 139,126.00 is the new budget for the renewed and expanded BID for Contingency/City Fees and Reserve.

Examples of these special benefit services and costs include, but are not limited to:

- Delinquencies*
- City Fees**
- Reserves***

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

Reserve for Slow Payments (Delinquencies)*

A percent of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties.

City Fees:**

Assessments are budgeted in order to fund the expenses charged by the City of Los Angeles and County of Los Angeles for collection and distribution of District revenue. This line item expense shall be found in the "Contingency/City Fees/Reserve" portion of the budget.

Reserves:***

Reserves are budgeted for those funds that remain from the 10% set aside, that are over and above those that have not been collected and are over and above the city fees. These reserves shall be carried forward from year to year, or may be reallocated to the designated budgetary categories found within the Management District Plan.

The summary of the FY 2011 operating budget for the Renewed and Expanded

Greater Chinatown Business Improvement District including the ten year projection, is provided on page 23. Table 3A shows the total improvement and activity plan budget for FY 2011, which is to be funded totally by property assessments, and is projected to be \$1,360,676.00.

Table 1 – A

| Programs | Percent of Annual Budget | Estimated Annual Costs |
|--|--------------------------|------------------------|
| Sidewalk Operations, Beautification (Security, sidewalk cleaning) | 54% | \$735,000.00 |
| District Identity (Marketing and Promotions) | 20% | \$278,000.00 |
| Administration/Corporate Operations | 16% | \$208,550.00 |
| Contingency/City Fees/Reserve | 10% | \$139,126.00 |
| <i>Total</i> | <i>100%</i> | <i>\$1,360,676.00</i> |

Projected Annual Costs for First Year of the District by Benefit Zone:

| Benefit Zone | Linear Frontage | Linear Frontage ² | Lot Square Footage | Building Square Footage |
|--------------|-----------------|------------------------------|--------------------|-------------------------|
| 1 | \$16.80 | \$8.40 | \$0.15 | \$0.21 |
| 2 | \$13.44 | \$6.72 | \$0.12 | \$0.17 |
| 3 | \$13.44* | | \$0.00 | \$0.00 |

*(Assessed on all sides of the parcel that front along streets, and private roads within Central and West Plazas, included in the renewed and expanded BID, except those parcels fronting along the east side of Alameda Street, North Spring Street and North Main Streets whose parcels will be assessed on the west side only, since that is the only side which will receive special benefit services from the renewed and expanded district).

First Year Annual Budget:

The Renewed and Expanded Greater Chinatown BID budget is anticipated to be \$1,360,676.00 in Fiscal Year 2011.

District Formation:

District formation under City Ordinance #173167 requires submission of petitions from individual parcels representing at least 30% of the total weighted assessments. Once the petitions have been submitted to the City Clerk's office, the Los Angeles City Council will consider adoption of the Ordinance of Intention to establish the district and approve the mail out of ballots to all affected individual parcels. Ballots are weighted by each property owner's assessment as proportionate to the total proposed District assessment amount. The District is formed if the weighted majority of returned ballots support the District formation.

Cap:

An annual Cost of Living Adjustment shall be allowable in the district. As approved by the Board of Directors of the Owner's Association, the management corporation shall have the option to increase the annual assessment rates based upon the Los

Angeles County Consumer Price Index, or an amount not to exceed 5% (five per cent) per year. Any determination of an annual increase will be communicated in writing to the City Clerk's Office in the Annual Planning Report of each year.

Changes in land use, development of empty parcels, demolition of existing buildings in Benefit Zones 1 and 2, and creation of new parcels through condo conversion may alter the budget from year to year based upon the changes in the building square footage of an individual parcels. Since linear frontage and lot size normally are not altered in the redevelopment of a site, the only changes will be realized in the Benefit Zones 1 and 2 building square footage amount and costs of the individual parcel, based upon which Benefit Zone it is located within.

Bonds

The District will not issue any bonds related to any program.

Duration:

The Renewed and Expanded Greater Chinatown Business Improvement District shall have a ten year term which shall commence on January 1, 2011 and expire on December 31, 2020.

Governance:

Per the Ordinance No. 173167 amending Los Angeles Administrative Code Chapter 9, Sections 6.600 to 6.620, an Advisory Board is appointed by the City Council to review and make recommendations, the Advisory Board may be a separate entity than the Owners' Association which may contract with the City for administration. City Ordinance requires that an Advisory board

be appointed by City Council to provide recommendations to Council and that at least one member of the Advisory Board be a business owner who is not a property owner. Annual and quarterly financial reports will be filed in accordance with the reporting requirements of the administration contract with the City of Los Angeles.

An Owners' Association may contract with the City of Los Angeles to implement the improvements and activities and oversee the day-to-day implementation of the Management District Plan as well as submit recommendations to the City on issues including the annual budget and assessment rates.

Renewed and Expanded Greater Chinatown Business Improvement District Boundaries and District Boundary Map

Boundaries:

In general, the boundaries of the proposed renewed and expanded Greater Chinatown Business Improvement District will remain the same as the previous City approved boundaries for the 2008 modified Los Angeles Chinatown BID, but will include new areas on the eastern, southern, and northern periphery of the District.

The special benefit services to be funded by this renewed and expanded Greater Chinatown BID, in general, are based upon inclusion into the system of special benefit programs which are provided to the existing BID individual parcels. These services include clean and safe services, maintaining order in the sidewalk areas, removing illegal dumping, painting out graffiti, improving the district's identity through marketing programs and special projects and working with the City to guide new development in Chinatown in the next ten years.

Individual parcels will receive regular sidewalk sweeping and steam cleaning services in front of their parcels, whose frequency will be based upon whatever Benefit Zone the parcel lies within. Individual parcels will receive additional benefits including on-call security in all three Benefit Zones when troubling situations arise. Individual parcels in Benefit Zones 1 and 2 will derive special benefit from the ongoing special events and promotional activities which promote district identity. This will result in increased rents and a better image for the community in which their parcel lies. Finally, the individual parcels will derive benefit from 5 day access to BID staff which

will respond to the needs and concerns of individual parcels in the management of their properties, as well with the needs of their tenants.

The renewed and expanded BID seeks to use the opportunity of the 10 year renewal process to rationalize the boundaries of the original BID and 2008 modified BID to set a course for uniform special benefit services allocation in the complete area identified as the Greater Chinatown BID through 2020.

With minor adjustments, over 90% of the renewed and expanded Greater Chinatown BID coincides with the individual parcels included in the 2008 modified BID management plan. The western boundaries do not expand when compared to the 2008 modified plan.

The following rationale was used to justify the inclusion and exclusion of various parcels in the Renewed and Expanded Greater Chinatown Business Improvement District.

The individual parcels in the expansion areas of the renewed and expanded Greater Chinatown BID will receive special benefit from the proposed services including daily sidewalk sweeping and trash removal, graffiti removal services, landscaping services, and the oversight of these services by the BID District Manager and his staff will confer special benefit to the individual parcels in the expansion areas.

PARCELS FRONTING ON BOTH SIDES OF COLLEGE STREET DIRECTLY WEST OF HIGHWAY 110;

The expansion area will include the parcels on both sides of the street on the west side of the Highway 110 bridge along College Street up to the east side of Figueroa Terrace. This bridge serves as the primary portal of entry from the west into the Greater Chinatown area. This area has been a significant source of public safety concerns since the creation of the original Los Angeles Chinatown BID in 2000. These parcels were brought into the modified district in 2008 and will be included in the new renewed and expanded BID.

PARCELS ALONG THE EAST SIDE OF ALAMEDA STREET/NORTH SPRING STREET/NORTH MAIN STREET FROM THE CONVERGENCE OF THE TRIANGLE AT CESAR E. CHAVEZ AVENUE, NORTH MAIN STREET AND ALAMEDA STREET NORTHWARD TO ELMYRA STREET AND NORTH SPRING STREET.

The expansion area will create a system of cleanliness on both sides of Alameda Street between Cesar E. Chavez Avenue and Elmyra Street. Currently, the parcels along the west side of Alameda Street are included in the current 2008 modified Chinatown BID and since this is the key vehicular portal of entry from the north and the gateway to the newly completed Los Angeles State Historical Park (Cornfields), The individual parcels in this expansion areas of the BID will receive special benefit from the proposed services. Graffiti removal services, landscaping services, sidewalk and gutter sweeping services, and the oversight of these services by the BID District Manager and his staff will confer special benefit to the individual parcels in the expansion areas.

PARCELS BETWEEN NEW HIGH STREET AND NORTH SPRING STREET NORTH OF CESAR E. CHAVEZ AVENUE

The boundaries of the renewed and expanded Greater Chinatown BID, as proposed, are as follows:

The renewed and expanded BID has expanded to the south to include nearly one entire new block bounded by Ord Street on the north, Cesar E. Chavez Avenue on the south, New High Street on the west and North Spring Street on the east. The individual parcels will be included in the BID's program of special benefit services from the east side of New High Street eastward to Alameda Street north of Cesar E. Chavez Avenue. Pedestrians walking from City Hall, Olvera Street and the County Parking lots to the south use North Spring Street as a pedestrian gateway into Chinatown and the individual parcels will be included into the full spectrum of BID funded special benefit services along both sides of North Spring to attract new visitors to Chinatown from the south.

PARCEL TO THE NORTH AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF NORTH BROADWAY AND COTTAGE HOME STREET.

The renewed and expanded BID has also expanded by one parcel to the north since this parcel is connected to two other parcels on the north side of Bernard. The renewed and expanded BID will use the southern intersection of Cottage Home Place and North Broadway as the formal entry point into Chinatown from southbound vehicular traffic along North Broadway. The two parcels on the west side of North Broadway between Cottage Home Street and Bernard Street is an appropriate boundary since parcel 5414-017-024 represents 50% of the North Broadway frontage in the mentioned block.

On the west, commencing at the most northwestern boundary beginning on the two corners of the east side of the intersection of Figueroa Terrace and College Street, east including the parcels (5406-024-016), (5406-028-013), (5406-028-087), (5406-028-088) heading to the east side of the 110 freeway. The western boundaries include the parcels on the south side of College Street between the 110 freeway east to Cleveland Street, heading southward to include the parcels on the west side of Cleveland Street from College Street to Ord Street, including the parcels on the south side of Ord Street between City of Los Angeles Chinatown Public Library and Hill Place parcel (5407-025-008), which shall represent the southwestern most corner of the district boundaries. The western boundaries conclude by running northeasterly from College Street including all of the parcels abutting to the 110 freeway to the intersection of Hill Street and the 110 freeway.

On the north, commencing at the intersection of Hill Street and the 110 freeway heading eastward from the intersection of Hill Street and Bernard Street including all of the parcels on the north side of Bernard Street between Hill Street on the west and North Broadway on the east, include parcels (5414-017-024) at the southwestern corner of Cottage Home Street and North Broadway as well as the parcel on the east side of North Broadway and Bernard (5414-015-008). The northern boundary continues skipping across the State Park to end at the parcel at the southeast corner of the intersection of North Spring Street and Elmyra Street parcel (5409-006-030).

On the east, commencing from the southeastern corner of the intersection of Elmyra Street and North Spring Street running southward including all of the parcels that abut along the east side of North Spring Street/Alameda Street from Roundout Street to the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015), including the parcels beginning on the southeastern corner of the intersection of Vignes Street/Alpine Street and North Main Street/Alhambra Avenue, parcel (5409-015-020) heading south along the east side of North Main Street down to the intersection mentioned above at the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015).

On the south, commencing at the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015), running westward including all parcels fronting along the north side of Cesar E. Chavez Avenue from the intersection of Alameda Street and Cesar E. Chavez Avenue to the parcel at the northeastern corner of the intersection of Cesar E. Chavez Avenue and New High Street (parcel # 5408-014-001). Running northward along the east side of New High Street and then continuing to the parcel at the southwestern corner of New High Street and Ord Street (parcel # 5408-015-003). Running westward along the south side of Ord Street to the parcel at the southeastern corner of the intersection of Ord Street and Hill Place (parcel # 5407-025-008).

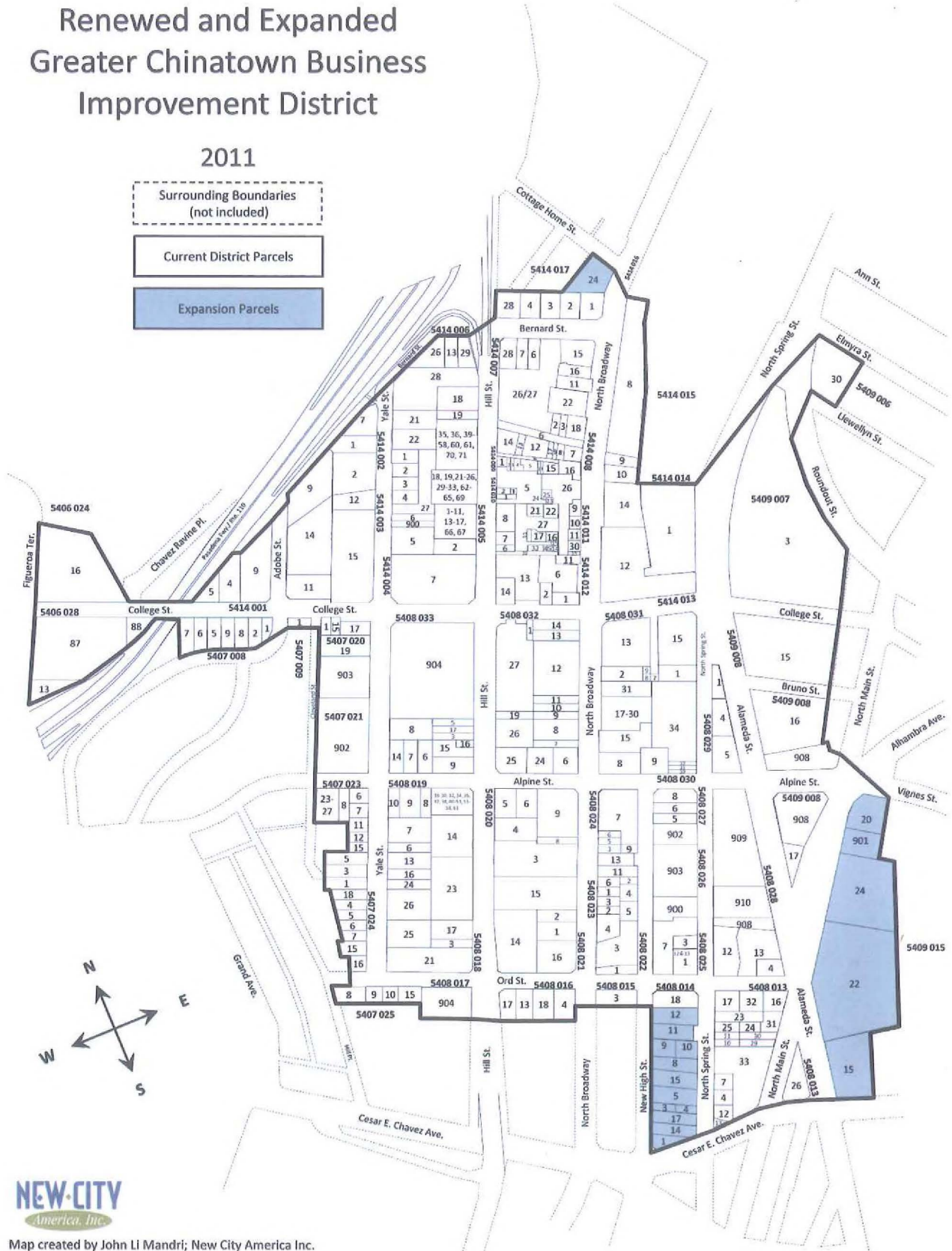
Renewed and Expanded Greater Chinatown Business Improvement District

2011

Surrounding Boundaries
(not included)

Current District Parcels

Expansion Parcels



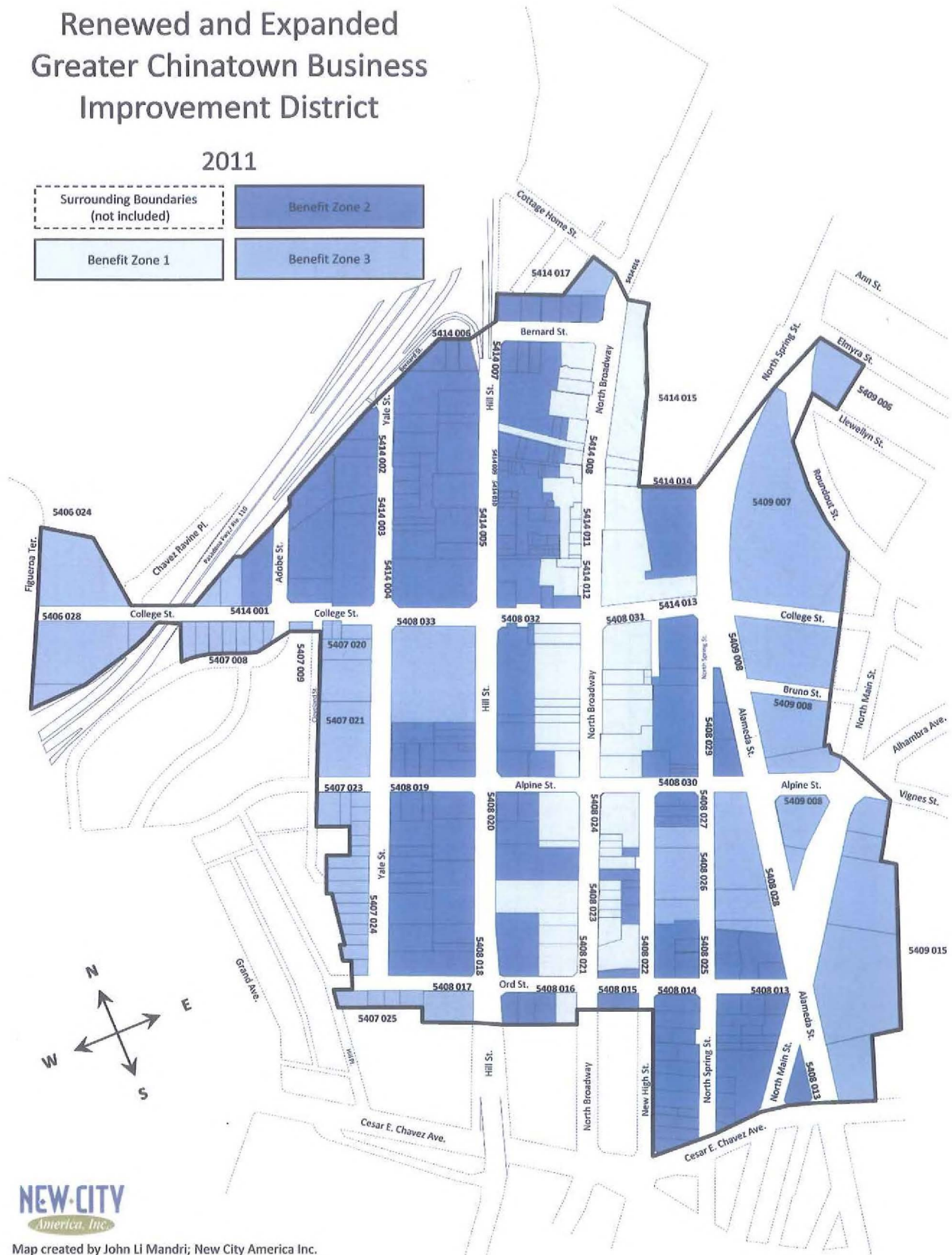
NEW CITY
America, Inc.

Map created by John Li Mandri; New City America Inc.

Renewed and Expanded Greater Chinatown Business Improvement District

2011

| | |
|--|----------------|
| Surrounding Boundaries (not included) | Benefit Zone 2 |
| Benefit Zone 1 | Benefit Zone 3 |



NEW CITY
America, Inc.

Map created by John Li Mandri; New City America Inc.

Table 2 - A

PROPERTIES LISTED BY BENEFIT ZONES AND ASSESSOR PARCEL NUMBER

ZONE 1

| | | | |
|---|--------------|-----|-------------------|
| 1 | 5408 016 004 | 651 | N Broadway |
| 1 | 5408 020 008 | | N Broadway |
| 1 | 5408 020 009 | 777 | N Broadway |
| 1 | 5408 021 001 | 717 | N Broadway |
| 1 | 5408 021 002 | 725 | N Broadway |
| 1 | 5408 021 015 | 727 | N Broadway #208 |
| 1 | 5408 021 016 | 711 | N Broadway #403 |
| 1 | 5408 022 002 | 724 | N Broadway |
| 1 | 5408 022 003 | 702 | N Broadway |
| 1 | 5408 022 004 | 714 | N Broadway |
| 1 | 5408 023 001 | 728 | N Broadway |
| 1 | 5408 023 003 | 726 | N Broadway |
| 1 | 5408 023 006 | 734 | N Broadway |
| 1 | 5408 024 003 | 744 | N Broadway |
| 1 | 5408 024 005 | 750 | N Broadway |
| 1 | 5408 024 006 | | N Broadway |
| 1 | 5408 024 007 | 774 | N Broadway |
| 1 | 5408 024 013 | 742 | N Broadway #2ndfl |
| 1 | 5408 030 002 | 836 | N Broadway #a |
| 1 | 5408 030 008 | 800 | N Broadway |
| 1 | 5408 030 015 | 812 | N Broadway |
| 1 | 5408 030 017 | 818 | N Broadway #101 |
| 1 | 5408 030 018 | 818 | N Broadway #102 |
| 1 | 5408 030 019 | 818 | N Broadway #103 |
| 1 | 5408 030 020 | 818 | N Broadway #104 |
| 1 | 5408 030 021 | 818 | N Broadway #105 |
| 1 | 5408 030 022 | 818 | N Broadway #106 |
| 1 | 5408 030 023 | 818 | N Broadway #107 |
| 1 | 5408 030 024 | 818 | N Broadway #108 |
| 1 | 5408 030 025 | 818 | N Broadway #109 |
| 1 | 5408 030 026 | 818 | N Broadway #110 |
| 1 | 5408 030 027 | 818 | N Broadway #111 |
| 1 | 5408 030 028 | 818 | N Broadway #112 |
| 1 | 5408 030 029 | 818 | N Broadway #113 |
| 1 | 5408 030 030 | 818 | N Broadway #114 |
| 1 | 5408 030 031 | 828 | N Broadway |
| 1 | 5408 031 008 | | *no Site Address* |
| 1 | 5408 031 009 | | *no Site Address* |
| 1 | 5408 031 013 | 850 | N Broadway |
| 1 | 5408 032 006 | 809 | N Broadway |
| 1 | 5408 032 007 | 813 | N Broadway |
| 1 | 5408 032 008 | 817 | N Broadway |
| 1 | 5408 032 009 | 827 | N Broadway |
| 1 | 5408 032 010 | 831 | N Broadway |
| 1 | 5408 032 011 | 835 | N Broadway |
| 1 | 5408 032 012 | 841 | N Broadway |
| 1 | 5408 032 013 | 849 | N Broadway |
| 1 | 5408 032 014 | 857 | N Broadway |
| 1 | 5414 007 011 | 989 | N Broadway |
| 1 | 5414 007 015 | 999 | N Broadway |

| | | | |
|---|--------------|-----|-------------------|
| 1 | 5414 007 016 | 995 | N Broadway |
| 1 | 5414 007 022 | 977 | N Broadway |
| 1 | 5414 008 006 | 988 | N Hill St |
| 1 | 5414 008 007 | 957 | N Broadway |
| 1 | 5414 008 016 | 951 | N Broadway |
| 1 | 5414 008 018 | 969 | N Broadway |
| 1 | 5414 011 009 | 943 | N Broadway |
| 1 | 5414 011 010 | 443 | Jung Jing Rd |
| 1 | 5414 011 011 | 433 | Jung Jing Rd |
| 1 | 5414 011 013 | | *no Site Address* |
| 1 | 5414 011 026 | 951 | N Broadway |
| 1 | 5414 011 030 | 931 | N Broadway |
| 1 | 5414 012 006 | 913 | N Broadway |
| 1 | 5414 012 011 | 925 | N Broadway |
| 1 | 5414 013 012 | 900 | N Broadway |
| 1 | 5414 013 014 | 942 | N Broadway |
| 1 | 5414 015 008 | 978 | N Broadway #208 |
| 1 | 5414 015 009 | 960 | N Broadway |
| 1 | 5414 015 010 | | Broadway |

ZONE 2

| | | | |
|---|--------------|---------|----------------------|
| 2 | 5408 013 004 | 646 | N Spring St |
| 2 | 5408 013 007 | 654 | N Spring St |
| 2 | 5408 013 010 | 670 | N Spring St |
| 2 | 5408 013 011 | 672 | N Spring St |
| 2 | 5408 013 012 | 111 | W Cesar E Chavez Ave |
| 2 | 5408 013 013 | 638 1/2 | N Spring St |
| 2 | 5408 013 016 | 739 | N Main St |
| 2 | 5408 013 017 | 686 | N Spring St |
| 2 | 5408 013 023 | 680 | N Spring St |
| 2 | 5408 013 024 | | Main St |
| 2 | 5408 013 025 | 676 | N Spring St |
| 2 | 5408 013 026 | 901 | N Alameda St |
| 2 | 5408 013 029 | | Main St |
| 2 | 5408 013 030 | 721 | N Main St |
| 2 | 5408 013 031 | 723 | N Main St |
| 2 | 5408 013 032 | 120 | Ord St |
| 2 | 5408 013 033 | 701 | N Main St |
| 2 | 5408 014 001 | 615 | N Spring St |
| 2 | 5408 014 003 | 618 | New High St |
| 2 | 5408 014 004 | 639 | S Spring St |
| 2 | 5408 014 005 | 643 | N Spring St |
| 2 | 5408 014 008 | 639-667 | N Spring St |
| 2 | 5408 014 009 | 638 | New High St |
| 2 | 5408 014 010 | 665 | N Spring St |
| 2 | 5408 014 011 | 675 | N Spring St |
| 2 | 5408 014 012 | 648 | New High St |
| 2 | 5408 014 014 | 631 | N Spring St |
| 2 | 5408 014 015 | 649 | N Spring St |
| 2 | 5408 014 017 | 612 | New High St |
| 2 | 5408 014 018 | 685 | N Spring St |

| | | | | | | | |
|---|--------------|-----|----------------|---|--------------|---------|-------------------|
| 2 | 5408 015 003 | 665 | New High St | 2 | 5408 020 003 | 750 | N Hill St |
| 2 | 5408 016 013 | 420 | Ord St | 2 | 5408 020 004 | 754 | N Hill St |
| 2 | 5408 016 017 | 422 | Ord St | 2 | 5408 020 005 | 758 | N Hill St |
| 2 | 5408 016 018 | 408 | Ord St | 2 | 5408 020 006 | 418 | Alpine St |
| 2 | 5408 018 003 | 717 | N Hill St | 2 | 5408 021 014 | 708 | N Hill St |
| 2 | 5408 018 016 | 736 | Yale St | 2 | 5408 022 001 | 301 | Ord St |
| 2 | 5408 018 017 | 721 | N Hill St | 2 | 5408 023 002 | 735 1/2 | New High St |
| 2 | 5408 018 021 | 701 | N Hill St | 2 | 5408 023 004 | 733 | New High St |
| 2 | 5408 018 023 | 725 | Hill St. | 2 | 5408 023 005 | 723 | New High St |
| 2 | 5408 018 024 | 734 | Yale St | 2 | 5408 024 009 | 755 | New High St |
| 2 | 5408 018 025 | 716 | Yale St | 2 | 5408 024 011 | 741 | New High St |
| 2 | 5408 018 026 | 726 | Yale St | 2 | 5408 025 001 | 207 | Ord St |
| 2 | 5408 019 006 | 750 | Yale St | 2 | 5408 025 003 | 711 | N Spring St |
| 2 | 5408 019 007 | 756 | Yale St | 2 | 5408 025 007 | 713 | N Spring St |
| 2 | 5408 019 008 | 522 | Alpine St | 2 | 5408 025 012 | | Spring St |
| 2 | 5408 019 009 | 526 | Alpine St | 2 | 5408 025 013 | | Spring St |
| 2 | 5408 019 010 | 530 | Alpine St | 2 | 5408 027 005 | 759 | N Spring St |
| 2 | 5408 019 013 | 738 | Yale St | 2 | 5408 027 006 | | Spring St |
| 2 | 5408 019 014 | 759 | S Hill St | 2 | 5408 027 008 | 208 | Alpine St |
| 2 | 5408 019 016 | 767 | N Hill St | 2 | 5408 028 004 | 1001 | N Alameda St |
| 2 | 5408 019 017 | 767 | N Hill St #105 | 2 | 5408 028 012 | 700 | N Spring St |
| 2 | 5408 019 018 | 767 | N Hill St #107 | 2 | 5408 028 013 | | *no Site Address* |
| 2 | 5408 019 019 | 767 | N Hill St #112 | 2 | 5408 029 001 | 1137 | N Alameda St |
| 2 | 5408 019 020 | 767 | N Hill St #208 | 2 | 5408 029 004 | 818 | N Spring St |
| 2 | 5408 019 021 | 767 | N Hill St #223 | 2 | 5408 029 005 | 808 | N Spring St |
| 2 | 5408 019 022 | 767 | N Hill St #303 | 2 | 5408 030 009 | 211 | Alpine St |
| 2 | 5408 019 023 | 767 | N Hill St #500 | 2 | 5408 030 010 | | *no Site Address* |
| 2 | 5408 019 024 | 767 | N Hill St #501 | 2 | 5408 030 011 | | *no Site Address* |
| 2 | 5408 019 026 | 767 | N Hill St #108 | 2 | 5408 030 012 | | *no Site Address* |
| 2 | 5408 019 027 | 767 | N Hill St #110 | 2 | 5408 030 034 | 821 | N Spring St |
| 2 | 5408 019 028 | 767 | N Hill St #205 | 2 | 5408 031 001 | 837 | N Spring St |
| 2 | 5408 019 029 | 767 | N Hill St #210 | 2 | 5408 031 007 | | *no Site Address* |
| 2 | 5408 019 030 | 767 | N Hill St #211 | 2 | 5408 031 015 | 843 | N Spring St |
| 2 | 5408 019 032 | 767 | N Hill St #307 | 2 | 5408 032 001 | 418 | W College St |
| 2 | 5408 019 034 | 767 | N Hill St #505 | 2 | 5408 032 019 | 824 | N Hill St |
| 2 | 5408 019 035 | 767 | N Hill St #520 | 2 | 5408 032 024 | 415 | Alpine St |
| 2 | 5408 019 037 | 767 | N Hill St #301 | 2 | 5408 032 025 | 800 | N Hill St |
| 2 | 5408 019 038 | 767 | N Hill St #404 | 2 | 5408 032 026 | 818 | N Hill St |
| 2 | 5408 019 040 | 767 | N Hill St #102 | 2 | 5408 032 027 | 888 | N Hill St |
| 2 | 5408 019 041 | 767 | N Hill St #203 | 2 | 5408 033 003 | 821 | N Hill St |
| 2 | 5408 019 042 | 767 | N Hill St #220 | 2 | 5408 033 005 | 825 | N Hill St |
| 2 | 5408 019 043 | 767 | N Hill St #219 | 2 | 5408 033 006 | 523 | Alpine St |
| 2 | 5408 019 044 | 767 | N Hill St #218 | 2 | 5408 033 007 | 525 | Alpine St |
| 2 | 5408 019 045 | 767 | N Hill St #217 | 2 | 5408 033 008 | 816 | Yale St |
| 2 | 5408 019 046 | 767 | N Hill St #213 | 2 | 5408 033 009 | 801 | N Hill St |
| 2 | 5408 019 047 | 767 | N Hill St #212 | 2 | 5408 033 014 | 800 | Yale St |
| 2 | 5408 019 048 | 767 | N Hill St #207 | 2 | 5408 033 015 | 807 | N Hill St |
| 2 | 5408 019 049 | 767 | N Hill St #206 | 2 | 5408 033 016 | | *no Site Address* |
| 2 | 5408 019 050 | 767 | N Hill St #304 | 2 | 5408 033 017 | 823 | N Hill St |
| 2 | 5408 019 051 | 767 | N Hill St #401 | 2 | 5414 001 009 | 711 | W College St |
| 2 | 5408 019 052 | 767 | N Hill St #402 | 2 | 5414 002 001 | 971 | Yale St |
| 2 | 5408 019 053 | 767 | N Hill St #409 | 2 | 5414 002 002 | 959 | Yale St |
| 2 | 5408 019 055 | 767 | N Hill St #413 | 2 | 5414 002 007 | 975 | Yale St |
| 2 | 5408 019 056 | 767 | N Hill St #415 | 2 | 5414 002 009 | | Adobe St |
| 2 | 5408 019 057 | 767 | N Hill St #407 | 2 | 5414 003 011 | 625 | W College St |
| 2 | 5408 019 058 | 767 | N Hill St #405 | 2 | 5414 003 012 | 947 | Yale St |
| 2 | 5408 019 061 | 767 | N Hill St #3 | 2 | 5414 003 014 | 946 | Adobe St |

| | | | | | | | |
|---|--------------|---------|-------------------|---|--------------|-----|-------------------|
| 2 | 5414 003 015 | 915 | Yale St | 2 | 5414 005 060 | | *no Site Address* |
| 2 | 5414 004 002 | | Hill St. | 2 | 5414 005 061 | | *no Site Address* |
| 2 | 5414 004 005 | 924 | Yale St | 2 | 5414 005 062 | 953 | Chung King Rd |
| 2 | 5414 004 006 | 942 | Yale St | 2 | 5414 005 063 | | *no Site Address* |
| 2 | 5414 004 007 | 531 | W College St | 2 | 5414 005 064 | 949 | N Hill St |
| 2 | 5414 004 900 | | Yale St | 2 | 5414 005 065 | | *no Site Address* |
| 2 | 5414 005 001 | 931 | N Hill St | 2 | 5414 005 066 | 943 | N Hill St |
| 2 | 5414 005 002 | 930 | Chung King Rd | 2 | 5414 005 067 | | *no Site Address* |
| 2 | 5414 005 003 | 931 | Chung King Rd | 2 | 5414 005 068 | 503 | Chung King Ct |
| 2 | 5414 005 004 | 933 | Chung King Rd | 2 | 5414 005 069 | 961 | N Hill St |
| 2 | 5414 005 005 | 932 | Chung King Rd | 2 | 5414 005 070 | 977 | Chung King Rd |
| 2 | 5414 005 006 | 937 | N Hill St | 2 | 5414 005 071 | 975 | Chung King Rd |
| 2 | 5414 005 007 | 936 | Chung King Rd | 2 | 5414 006 001 | 968 | Yale St |
| 2 | 5414 005 008 | 935 | Chung King Rd | 2 | 5414 006 002 | 960 | Yale St |
| 2 | 5414 005 009 | 939 | Chung King Rd | 2 | 5414 006 003 | 958 | Yale St |
| 2 | 5414 005 010 | 938 | Chung King Rd | 2 | 5414 006 004 | 954 | Yale St |
| 2 | 5414 005 011 | 939 | N Hill St | 2 | 5414 006 013 | 510 | Bernard St |
| 2 | 5414 005 013 | 942 | Chung King Rd | 2 | 5414 006 018 | 983 | N Hill St |
| 2 | 5414 005 014 | 943 | Chung King Rd | 2 | 5414 006 019 | 983 | N Hill St |
| 2 | 5414 005 015 | 945 | Chung King Rd | 2 | 5414 006 021 | 980 | Yale St |
| 2 | 5414 005 016 | 944 | Chung King Rd | 2 | 5414 006 022 | 970 | Yale St |
| 2 | 5414 005 017 | 945 | N Hill St | 2 | 5414 006 026 | 514 | Bernard St |
| 2 | 5414 005 018 | | Hill St | 2 | 5414 006 027 | 946 | Yale St |
| 2 | 5414 005 019 | 504 | Chung King Ct | 2 | 5414 006 028 | 984 | Yale St |
| 2 | 5414 005 021 | 502 | Chung King Ct | 2 | 5414 006 029 | 506 | Bernard St |
| 2 | 5414 005 022 | 506 | Chung King Ct | 2 | 5414 007 006 | 424 | Bernard St |
| 2 | 5414 005 023 | 508 | Chung King Ct | 2 | 5414 007 007 | 428 | Bernard St |
| 2 | 5414 005 024 | | *no Site Address* | 2 | 5414 007 026 | 988 | N Hill St |
| 2 | 5414 005 025 | | *no Site Address* | 2 | 5414 007 027 | 988 | N Hill St |
| 2 | 5414 005 026 | 949 | Chung King Rd | 2 | 5414 007 028 | 432 | Bernard St |
| 2 | 5414 005 029 | 955 | Chung King Rd | 2 | 5414 008 002 | 415 | Bamboo Ln |
| 2 | 5414 005 030 | 957 | Chung King Rd | 2 | 5414 008 003 | 409 | Bamboo Ln |
| 2 | 5414 005 031 | 959 | Chung King Rd | 2 | 5414 008 008 | 408 | Bamboo Ln |
| 2 | 5414 005 032 | 961 | Chung King Rd | 2 | 5414 008 009 | 412 | Bamboo Ln |
| 2 | 5414 005 033 | 507 | Chung King Ct | 2 | 5414 008 012 | 418 | Bamboo Ln |
| 2 | 5414 005 035 | 977 | N Hill St | 2 | 5414 008 013 | 424 | Bamboo Ln |
| 2 | 5414 005 036 | 978 | Chung King Rd | 2 | 5414 008 014 | 960 | N Hill St |
| 2 | 5414 005 039 | | *no Site Address* | 2 | 5414 008 015 | 437 | Gin Ling Way |
| 2 | 5414 005 040 | 974 | Chung King Rd | 2 | 5414 008 017 | 414 | Bamboo Ln |
| 2 | 5414 005 041 | | *no Site Address* | 2 | 5414 009 001 | 495 | Gin Ling Way |
| 2 | 5414 005 042 | 975 | N Hill St | 2 | 5414 009 002 | 491 | Gin Ling Way |
| 2 | 5414 005 043 | 971 | N Hill St | 2 | 5414 009 003 | 487 | Gin Ling Way |
| 2 | 5414 005 044 | 972 | Chung King Rd | 2 | 5414 009 004 | 483 | Gin Ling Way |
| 2 | 5414 005 045 | 971 1/2 | Chung King Rd | 2 | 5414 009 005 | 475 | Gin Ling Way |
| 2 | 5414 005 046 | 971 | Chung King Rd | 2 | 5414 009 006 | 463 | Gin Ling Way |
| 2 | 5414 005 047 | | *no Site Address* | 2 | 5414 009 007 | 459 | Gin Ling Way |
| 2 | 5414 005 048 | 969 | Chung King Rd | 2 | 5414 009 008 | | Hill ST |
| 2 | 5414 005 049 | 970 | Chung King Rd | 2 | 5414 010 001 | 950 | N Hill St |
| 2 | 5414 005 050 | 969 | N Hill St | 2 | 5414 010 002 | 930 | N Hill St |
| 2 | 5414 005 051 | 967 | N Hill St | 2 | 5414 010 003 | 486 | Gin Ling Way |
| 2 | 5414 005 052 | 966 | Chung King Rd | 2 | 5414 010 004 | | *no Site Address* |
| 2 | 5414 005 053 | 967 | Chung King Rd | 2 | 5414 010 005 | 954 | Mei Ling Way |
| 2 | 5414 005 054 | 963 | Chung King Rd | 2 | 5414 011 004 | 443 | Lei Min Way |
| 2 | 5414 005 055 | 962 | Chung King Rd | 2 | 5414 011 005 | 441 | Lei Min Way |
| 2 | 5414 005 056 | 963 | N Hill St | 2 | 5414 011 006 | | *no Site Address* |
| 2 | 5414 005 057 | | *no Site Address* | 2 | 5414 011 007 | 935 | Mei Ling Way |
| 2 | 5414 005 058 | | *no Site Address* | 2 | 5414 011 008 | 951 | Mei Ling Way |

| | | | | | | | |
|---------------|--------------|------|-------------------|---|--------------|------|-------------------|
| 2 | 5414 011 014 | 931 | Sun Mun Way | 3 | 5407 023 027 | 762 | Cleveland St |
| 2 | 5414 011 015 | 937 | Sun Mun Way | 3 | 5407 024 004 | 715 | Yale St #719 |
| 2 | 5414 011 016 | 943 | Sun Mun Way | 3 | 5407 024 005 | 719 | Yale St |
| 2 | 5414 011 017 | 454 | Jung Jing Rd | 3 | 5407 024 006 | 717 | Yale St |
| 2 | 5414 011 021 | 453 | Jung Jing Rd | 3 | 5407 024 007 | 715 | Yale St #719 |
| 2 | 5414 011 022 | 443 | Jung Jing Rd | 3 | 5407 024 015 | 700 | N Hill Pl |
| 2 | 5414 011 023 | 428 | Gin Ling Way | 3 | 5407 024 016 | 650 | Ord St |
| 2 | 5414 011 024 | | *no Site Address* | 3 | 5407 024 018 | 729 | Yale St #1 |
| 2 | 5414 011 025 | 432 | Gin Ling Way | 3 | 5407 025 008 | 644 | N Hill Pl |
| 2 | 5414 011 027 | | *no Site Address* | 3 | 5407 025 009 | | Ord St |
| 2 | 5414 011 031 | 936 | Mei Ling Way | 3 | 5407 025 010 | | Ord St |
| 2 | 5414 011 032 | 932 | Mei Ling Way | 3 | 5407 025 015 | | Ord St |
| 2 | 5414 012 001 | 407 | W College St | 3 | 5408 017 904 | 657 | N Hill St |
| 2 | 5414 012 002 | 415 | W College St | 3 | 5408 025 900 | 725 | N Spring St |
| 2 | 5414 012 010 | 926 | N Hill St | 3 | 5408 026 903 | 739 | N Spring St |
| 2 | 5414 012 013 | 419 | W College St | 3 | 5408 027 902 | 747 | N Spring St |
| 2 | 5414 012 014 | 900 | N Hill St | 3 | 5408 028 908 | | *no Site Address* |
| 2 | 5414 014 001 | 1231 | N Spring St | 3 | 5408 028 909 | 1055 | N Alameda St |
| 2 | 5414 017 001 | 1001 | N Broadway | 3 | 5408 028 910 | 1055 | N Alameda St |
| 2 | 5414 017 002 | 411 | Bernard St | 3 | 5408 033 904 | 840 | Yale St |
| 2 | 5414 017 003 | 421 | Bernard St | 3 | 5409 006 030 | 1200 | N Spring St |
| 2 | 5414 017 004 | 431 | Bernard St | 3 | 5409 007 003 | 129 | W College St |
| 2 | 5414 017 028 | | Bernard St | 3 | 5409 008 015 | | Alameda St |
| ZONE 3 | | | | 3 | 5409 008 016 | 130 | Bruno St |
| 3 | 5406 024 016 | 765 | W College St | 3 | 5409 008 017 | 1052 | N Alameda St |
| 3 | 5406 028 013 | 855 | Figueroa Ter | 3 | 5409 008 908 | 901 | S Main St |
| 3 | 5406 028 087 | 871 | Figueroa Ter | 3 | 5409 015 015 | | Alameda St |
| 3 | 5406 028 088 | 871 | Figueroa Ter | 3 | 5409 015 020 | 1081 | N Vignes St |
| 3 | 5407 008 001 | 603 | New Depot St | 3 | 5409 015 022 | 1000 | N Alameda St |
| 3 | 5407 008 002 | 704 | W College St | 3 | 5409 015 024 | 1000 | N Alameda St |
| 3 | 5407 008 005 | 719 | New Depot St | 3 | 5409 015 901 | 800 | N Main St |
| 3 | 5407 008 006 | 721 | New Depot St | 3 | 5414 001 004 | 715 | W College St |
| 3 | 5407 008 007 | 739 | New Depot St | 3 | 5414 001 005 | | College St |
| 3 | 5407 008 008 | 714 | W College St | 3 | 5414 017 024 | 1011 | N Broadway #101 |
| 3 | 5407 008 009 | 717 | New Depot St #1 | | | | |
| 3 | 5407 009 001 | 630 | W College St | | | | |
| 3 | 5407 020 001 | 616 | W College St | | | | |
| 3 | 5407 020 015 | 612 | W College St | | | | |
| 3 | 5407 020 017 | 857 | Yale St #1212 | | | | |
| 3 | 5407 020 019 | 847 | Yale St #1 | | | | |
| 3 | 5407 020 903 | 841 | Yale St | | | | |
| 3 | 5407 021 902 | 801 | Yale St | | | | |
| 3 | 5407 023 001 | 733 | Yale St | | | | |
| 3 | 5407 023 003 | 739 | Yale St | | | | |
| 3 | 5407 023 005 | 745 | Yale St #1 | | | | |
| 3 | 5407 023 006 | 608 | Alpine St | | | | |
| 3 | 5407 023 007 | 763 | Yale St | | | | |
| 3 | 5407 023 008 | 610 | Alpine St | | | | |
| 3 | 5407 023 011 | 759 | Yale St | | | | |
| 3 | 5407 023 012 | 755 | Yale St #1 | | | | |
| 3 | 5407 023 015 | 751 | Yale St | | | | |
| 3 | 5407 023 023 | 770 | Cleveland St | | | | |
| 3 | 5407 023 024 | 768 | Cleveland St | | | | |
| 3 | 5407 023 025 | 766 | Cleveland St | | | | |
| 3 | 5407 023 026 | 764 | Cleveland St | | | | |

SECTION 3

RENEWED AND EXPANDED GREATER CHINATOWN BID IMPROVEMENT AND ACTIVITY PLAN

The summary of the FY 2011 operating budget for the renewed and expanded Greater Chinatown Business Improvement District is provided below. Table 3A shows the total improvement and

activity plan budget for FY 2011, which is to be funded totally by property assessments, and is projected to be:

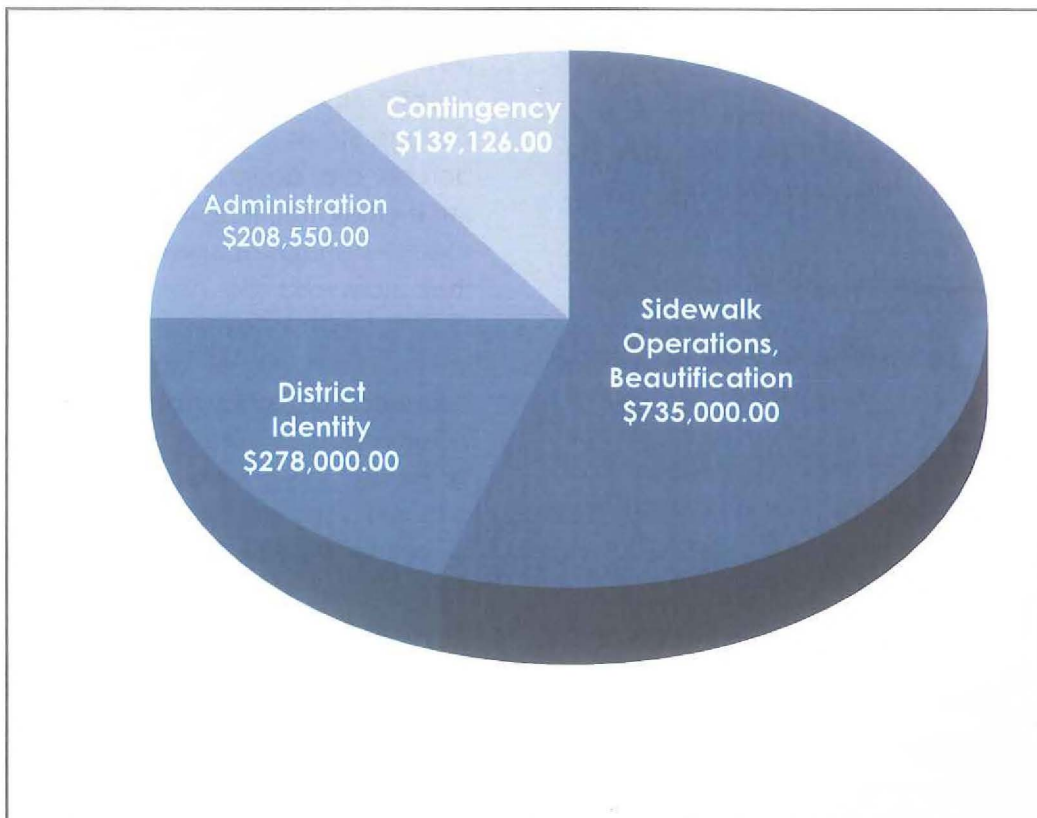


Table 3 – A

| Programs | Percent | Estimated Annual Costs |
|--|-------------|------------------------|
| Sidewalk Operations, Beautification (Security, sidewalk cleaning) | 54% | \$735,000.00 |
| District Identity (Marketing and Promotions) | 20% | \$278,000.00 |
| Administration/Corporate Operations | 16% | \$208,550.00 |
| Contingency/City Fees/Reserve | 10% | \$139,126.00 |
| <i>Total</i> | <i>100%</i> | <i>\$1,360,676.00</i> |

DIVISION OF SPECIAL BENEFIT SERVICES BY CATEGORY

EXPLANATION OF SPECIAL BENEFIT SERVICE PLAN COMPONENTS BY BENEFIT ZONE

There shall be 3 distinct benefit zones in the renewed and expanded Chinatown Business Improvement District. The benefit zones are established based upon the knowledge of the demand for special benefit services in operating the Chinatown BID since 2000.

(Rational for Benefit Zones)

There shall be 3 distinct benefit zones in the renewed and expanded Greater Chinatown Business Improvement District. The benefit zones specific boundaries are based upon the continuation of the varying needs for special benefit services in operating the Chinatown BID since its expansion in 2008.

Benefit Zone 1 represents all parcels within the core commercial zone of Chinatown, or all parcels that front along North Broadway, or whose center of activity is on North Broadway (if they run from one block to an adjacent block). This is the historical center of Chinatown, based upon the growth of Central Plaza at the northern end of North Broadway. Broadway is the key street coming out of Downtown and linking Chinatown between Downtown and the Golden State Freeway and Lincoln Heights. The parcels along North Broadway will derive the greatest benefit from the frequency of clean and safe and marketing special benefit services in the renewed and expanded BID since they are in the historic core of Chinatown, have the most foot traffic and shall receive the most attention

from any special events or activities of the renewed and expanded BID.

Benefit Zone 2 parcels are to be found in the immediate periphery of North Broadway and Zone 1 and its boundary lines, are in general, individual parcels which front along New High Street, North Spring Street Hill Street, Alpine Street, the north side of College Street and along Ord Street. These parcels are designated as Benefit Zone 2 since they receive the same enhanced special benefits relative to Zone 1, however their sidewalks do not receive the same intensity of pedestrian and retail use, so services may be applied at a lower frequency on a daily basis. Zone 2 parcels include predominantly non-retail land uses including ecumenical, residential, commercial, parking lots and manufacturing and will not benefit to the same extent from the marketing and promotional programs funded by 20% of the overall BID budget.

Benefit Zone 3 parcels will derive special benefit, but at a lesser frequency than those in Benefit Zones 1 and 2. "Regular "clean and safe" services shall be allocated to these parcels at a frequency less than Zones 1 and 2 and are found on the outer boundary of the renewed and expanded BID. These parcels which are to be found west of the 110 freeway, along Yale Street, and along the east side of Alameda Street/North Main, will have services allocated at a frequency less than that of Zones 1 and 2 and will not pay for or derive any benefit from the marketing and promotional special benefit services of the district.

The rates charged to individual parcels in each benefit zone have been calculated

based upon the historically developed budget of relevant special benefit services. Each property variable is paying for all, or a portion of a category of special benefit services. Frontage assessments in Zones 1 and 2 shall fund the clean and safe services for those individual parcels, which additional revenues to be generated by the lot size assessments of Zones 1 and 2. (For a fuller explanation of the relationship between Benefit Zone assessments, services and costs, please see *Section 4, Assessment Methodology*, of this report).

The special benefit services to be funded by this renewed and expanded Greater Chinatown BID will continue those services which are provided to the individual parcels to keep the area clean and safe, maintain order in the sidewalk areas, remove dumping, paint out graffiti, improve the district's identity through marketing programs and special projects and work with the City to guide new development in Chinatown in the next ten years.

The costs of these services are based upon historically proven costs of specific special benefit services that have been funded by the current Chinatown BID since 2000. Linear frontage, lot size and building square footage, based upon the frequency of services needed in each benefit zone, have determined the overall budget per category for this special benefits plan. The costs of each service have been calculated per benefit zone and have been divided among the various property variables in each Benefit Zone, which various property variables funded certain special benefits. The costs of the special benefit services, per individual parcel within each Benefit Zone, do not exceed the costs of that service within that Benefit Zone.

Benefit Zone 1 individual parcels will pay the highest assessments per property variables

and will receive the greater number of special benefit services at the highest frequency in the district. (See page 35 for the frequency of services per Benefit Zone).

Benefit Zone 2 individual parcels will pay 80% of the costs of assessments levied on Benefit Zone 1 parcels due to the lesser benefit from marketing and district identity special benefit services those parcels will receive, relative to Benefit Zone 1 parcels.

Benefit Zone 3 parcels will only have linear frontage costs levied on their individual parcels to cover the special benefit service costs, plus partial administrative costs, for the allocation of clean and safe services.

Residential Buildings: Residential buildings in all three Benefit Zones will be assessed as similar to all other buildings in the renewed and expanded BID. Residents, whether owners or tenants, need the same clean and safe services that are needed by retail, commercial, ecumenical or distribution land uses. All residents use the sidewalks, all see graffiti, all benefit from the enhanced promotional activities funded by the BID and all clearly benefit from the improvements funded by the special benefits of the renewed and expanded BID.

Properties will derive benefit from increased district identity services funded by the renewed and expanded BID due to the fact that such services enhance the character of, and create a more dynamic and desirable neighborhood in which to live.

The following categories of special benefit services have been prioritized for the renewed and expanded district. Within each category, various special benefit services are identified which fall within that category. Demands for prioritization of one special benefit need over another will occur year by year. Security may be a priority one year, however cleaning and beautification may be a priority another year. This plan

proposes percentages for groups of services with the intent that they will provide district individual parcels with an understanding of the portion of the budget allocated to fund those services, while simultaneously giving the Owners' Association the flexibility it needs to allocate the services based upon the changing needs of the district from year to year.

All special benefit services of the renewed and expanded Greater Chinatown BID are over and above what the City of Los Angeles provides to individual parcels within the boundaries of the BID. These services confer a special benefit to the individual parcels within the district based upon the assessments paid to fund the allocation of these services. These special benefit services are only provided for individual parcels within the boundaries of the district, and not to any parcels outside of those boundaries.

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone. (See Table 3B and 4A for Benefit Zone frequency).

SIDEWALK OPERATIONS AND BEAUTIFICATION (SOBO):

\$ 735,000.00 is the new budget for the renewed and expanded BID for Sidewalk Operations and Beautification. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individual parcels.

Examples of these special benefit services and costs include, but are not limited to:

Approximately 45% of the annual SOBO budget will be allocated to fund private security services, based upon the needs of individual parcels within that Zone;

Approximately 55% of the annual SOBO budget will be allocated to fund regular sidewalk and gutter sweeping, based upon the needs of individual parcels within that zone;

Daily sidewalk and gutter sweeping
(daily in Zones 1 and 2 at different frequencies due to intensity of pedestrian usage in Zone 1 parcels)

Daily private security services

Regular sidewalk steam cleaning;

Spot steam cleaning as necessary;

Enhanced trash emptying, provided at various frequencies for Benefit Zones, based upon the needs of individual parcels within that Zone;

Removal of bulky items as necessary;

Graffiti removal, within 24 hours as necessary;

Tree and vegetation maintenance

Equipment, supplies, tools;

Vehicle maintenance and insurance

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

DISTRICT IDENTITY:

\$ 278,000.00 is the new budget for the renewed and expanded BID for District Identity. All of these services are special benefit services funded by Benefit Zone 1 and 2 parcels, over and above what the City of Los Angeles is currently providing to the individual parcels. Benefit Zone 1 parcels will receive a greater benefit for many of these services and will therefore

pay a higher building assessment to pay their proportional share of these increased special benefits.

Examples of these special benefit services and costs include, but are not limited to:

Special events, provided primarily for Benefit Zone 1 individual parcels;

Marketing and Promotions strategies, provided primarily for Benefit Zone 1 individual parcels and to Benefit Zone 2 parcels that have retail land uses;

Holiday decorations, primarily for Benefit Zone 1 individual parcels;

Personnel related to Marketing and Promotions provided primarily for Benefit Zone 1 individual parcels;

Web site development and maintenance for Benefit Zones 1 and 2;

Advertising for Benefit Zones 1 and 2

Communications for Benefit Zones 1 and 2

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

ADMINISTRATION AND CORPORATE OPERATIONS:

\$ 208,550.00 is the new budget for the renewed and expansion district for Administration and Corporate Operations.

Examples of these special benefit services and costs include, but are not limited to:

Staff and administrative costs

Insurance

Office related expenses

Financial reporting

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

CONTINGENCY/CITY FEES/RESERVE:

\$ 139,126.00 is the new budget for the renewed and expansion district for Contingency/City Fees and Reserve.

Examples of these special benefit services and costs include, but are not limited to:

Delinquencies*

City Fees**

Reserves***

Reserve for Slow Payments (Delinquencies)*

A percent of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties.

City Fees:**

Assessments are budgeted in order to fund the expenses charged by the City of Los Angeles and County of Los Angeles for collection and distribution of District revenue. This line item expense shall be found in the "Contingency/City Fees/Reserve" portion of the budget.

Reserves:***

Reserves are budgeted for those funds that remain from the 10% set aside, that are over and above those that have not been collected and are over and above the city fees. These reserves shall be carried forward from year to year, or may be reallocated to the designated budgetary categories found within the Management District Plan.

Duration:

The renewed district shall have a ten-year term which shall commence on January 1, 2011 and expire on December 31, 2020.

FREQUENCY OF SIDEWALK OPERATIONS AND BEAUTIFICATION SPECIAL BENEFIT SERVICES PROVIDED TO INDIVIDUAL PARCELS IN ALL THREE BENEFIT ZONES:

TABLE 3 - B

| <i>Special Benefit Service</i> | <i>Benefit Zone 1 Frequency</i> | <i>Benefit Zone 2 Frequency</i> | <i>Benefit Zone 3 Frequency</i> |
|--|--|--|--|
| Private Security | Daily | Daily | Daily |
| Regular Sidewalk Sweeping | 7 days per week | 7 days per week | 6 days per week, |
| Steam Cleaning | 2 – 4 times per year | 2 – 3 times per year | Twice per year, if feasible |
| Beautification, Landscaping | As funding permits | As funding permits | As funding permits |
| Enhanced Trash Emptying | Daily | Daily | 6 days per week |
| Removal of Bulky Items | As needed | As needed | As needed |
| Graffiti Removal within 24 hours | As needed | As needed | As needed |
| Enhanced Tree Planting and Maintenance | As needed | As needed | As funded and scheduled |
| Parking Assistance | As needed | Not applicable | Not applicable |
| Special Events | Seasonally | Seasonally | Not applicable |
| Marketing and Promotions | Based upon programs | Based upon programs | Not applicable |
| Advertising | As determined | As determined | Not applicable |
| Administration | Ongoing oversight | Ongoing oversight | Ongoing oversight |

REALLOCATION OF ANNUAL OPERATING BUDGET:

A projected ten-year operating budget for the renewed and expanded Greater Chinatown Business Improvement District is provided below. The projections are based upon the following assumptions:

Assessments will be subject to changes in the Los Angeles County Consumer Price Index (CPI), or an amount not to exceed 5% (five percent) per year.

Revenues for specific programs may be reallocated from year-to-year among District activities within a 10% range within each budget line item and may not exceed

10% of the total budget for all program and activities. A ten percent (10%) deviation in a budget line item will not be considered significant. If deviation in a budget line item exceeds 10%, or if the District decides to make budget allocation changes that exceed 10% of the total budget for all programs, improvements and activities, and

such changes could or may adversely impact the benefits received by the assessed individual parcels in the District, the District will request City Council authorization to modify the programs, improvements and activities to be funded pursuant to the LSPM PBID ordinance. However, in no event may

the Owners' Association spend more than the total amount budgeted in the Management District Plan for any given year, including delinquent payments, interest income and rollover funds, without City Clerk or City Council approval.

**Ten Year Projection of Maximum Assessment for the
Renewed and Expanded Greater Chinatown Business Improvement District**

Table 3 – D

| | FY1 | FY2 | FY3 | FY4 | FY5 | FY6 | FY7 | FY8 | FY9 | FY10 |
|---|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Sidewalk Operations, Beautification | \$735,000.00 | \$771,750.00 | \$810,337.50 | \$850,854.38 | \$893,397.09 | \$938,066.95 | \$984,970.30 | \$1,034,218.81 | \$1,085,929.75 | \$1,140,226.24 |
| District Identity | \$278,000.00 | \$291,900.00 | \$306,495.00 | \$321,819.75 | \$337,910.74 | \$354,806.27 | \$372,546.59 | \$391,173.92 | \$410,732.61 | \$431,269.24 |
| Administration/ Corporate Operations | \$208,550.00 | \$218,977.50 | \$229,926.38 | \$241,422.69 | \$253,493.83 | \$266,168.52 | \$279,476.95 | \$293,450.79 | \$308,123.33 | \$323,529.50 |
| Contingency/ City Fees | \$139,126.00 | \$146,082.30 | \$153,386.42 | \$161,055.74 | \$169,108.52 | \$177,563.95 | \$186,442.15 | \$195,764.25 | \$205,552.47 | \$215,830.09 |
| Total | \$1,360,676.00 | \$1,428,709.80 | \$1,500,145.29 | \$1,575,152.55 | \$1,653,910.18 | \$1,736,605.69 | \$1,823,435.98 | \$1,914,607.77 | \$2,010,338.16 | \$2,110,855.07 |

Continuation of Budget & Assessments

As per to the City Ordinance #173167, Assessments for the maintenance of improvements constructed by the District, if any, shall continue to be levied on each parcel of land within the District for a period of time equal to the useful life of improvement, as determined by the City Clerk, regardless of whether the District is disestablished or the term of the original levy has expired. This Management District Plan or the BID assessments will not fund any construction of long term capital improvements by the BID.

ASSESSMENT METHODOLOGY

The recommended methodology for the renewed and expanded Greater Chinatown Business Improvement District employs the following property variables in funding the special benefit assessments: building square footage, lot size, linear frontage, and benefit zone. See Attachment II. The Assessment Engineers Report, for a complete analysis of the assessment methodology.

Calculation of Assessments

The proportionate special benefit derived by each identified parcel shall be determined in a relationship to the entirety of the capital cost of an improvement or the maintenance and operation expenses of an improvement or for the cost of property service being provided. Per California Constitutional Amendment Article XIII D, Section 2(i), 'Special Benefit', means a particular and distinct benefit over and above general benefits conferred on a real property located in the district or to the public at large.

No assessment shall be imposed on any parcel, which exceeds the reasonable cost of the proportional special benefits conferred upon that parcel. Only special benefits are assessable and these benefits must be separated from any general benefits. A general benefit is defined as a benefit to properties in the surrounding community or a benefit to the public in general resulting from improvement, activity or service to be provided by the assessment levied.

All benefits derived from the assessments outlined in the Management District Plan

are for specific services directly benefiting the individual parcels within this area. All activities and improvements are provided solely to properties within the district to enhance the image of the benefiting parcels of the district. All services are delivered within the boundaries and designed only for the direct benefit of the assessed properties in the District. No services will be provided to non-assessed parcels outside of the District. Any potential spillover effect is unquantifiable as previously mentioned in this report. All general benefits (if any) are intangible and unquantifiable.

These individual parcels have been defined on the County Assessor's most current parcel maps.

Due to the "three property variable" assessment methodology, any changes to the building square footage in Benefit Zones 1 and 2 may result in subsequent additions or subtractions of assessable commercial building square footage assessments for parcels included and assessed in these two benefit zones.

The preceding methodology is applied to the parcel database within the District. The process for compiling the property database includes the following steps:

- A report was submitted to the City Clerk's office using the data obtained from the County of Los Angeles Assessor's office. The City Clerk verified the report.
- A list of properties to be included within the Renewed and Expanded Greater

Chinatown Business Improvement District is provided in section 7.

The basis of funding shall be through special benefit assessments levied on real property throughout the district.

The methodology assigns specific special benefit services to property variables and the zones of those property variables. Each zone must pay for the special benefit services provided to the individual parcels within that zone, based upon the frequency that meets their special benefit needs.

For example Zone 1 parcels will generate assessments that pay for all services in the Management District Plan, at a higher frequency than the individual parcels of Benefit Zone 2 and 3 will pay. The 80% cost of Benefit Zone 2 parcels, relative to Zone 1 parcels is in direct proportion to the benefit and frequency of services allocated to the parcels in each zone. Outside of daily sidewalk sweeping and trash removal, Zone 2 individual parcels will receive special benefit at an approximately 80% frequency level for Sidewalk Operations and District Identity services than that of Zone 1 individual parcels. Since North Broadway is the core of the district and most of the District Identity services will benefit these individual parcels at a great rate, their property variable assessments are higher, to fund that additional benefit.

Each special benefit services if funded by a property variable, or combination of property variables in all three benefit zones. Each Benefit Zone will contribute to Administration since it has to do with special benefits conferred throughout the whole district on a daily basis, or in the case of Contingency, a debt or non-payment impacting the district as a whole.

**NOTE ON ASSESSMENT GENERATED BY
BENEFIT ZONE RELATIVE TO THE
PERCENTAGE OF THE OVERALL
BUDGET:**

Over the past ten years, the existing Chinatown BID staff has overseen private security services which have conferred special security services on individual parcels throughout the district. Staff estimates that the number of security incidents reported and responded to are predominantly within Benefit Zone 1 parcels along North Broadway, since this is where the greatest pedestrian activity in the district occurs. In addition, with the opening of the Chinatown Gold Line station in the first years of the existing BID, there became a new demand for these security services to and from the Gold Line Station and North Broadway and Central Plaza, since it is here that the greatest critical mass of retail exists in the district. Therefore, Benefit Zone 1 parcels will pay a higher amount of assessments for their linear frontage and lot size to fund this greater demand for clean and safe services for the individual parcels in Zone 1.

It is difficult to specifically quantify and predict where security services will be needed at any given time, however historic trends in operating the BID since 2000 demonstrate that there is a direct relationship between pedestrian and sidewalk retail and security demands. It is for that reason that it is estimated that Benefit Zone 1 parcels will require additional funding for security services, thus higher costs.

The same trend exists for sidewalk cleaning and trash removal services. North Broadway, from historic data, generates the majority of pedestrian traffic in Chinatown, so there is a need to provide daily sidewalk

sweeping services, perhaps at a higher frequency for these Benefit Zone 1 parcels.

These “clean and safe” services, along with Administrative oversight of these services, constitute approximately 70% of the total expenditures of the renewed and expanded Greater Chinatown BID. Therefore, the bulk of costs to fund the special benefits are related to this category of services. The allocation of services by Benefit Zone are based upon the proportion each Benefit Zone contributes to fund those services. Relative to its size in the district, Benefit Zone 1 parcels clearly contribute their proportional share of assessments to fund the services of the renewed and expanded BID. (See Table 4A)

Benefit Zone 1 individual parcels collectively constitute:

- 21% of the linear frontage of the entire district,
- 27% of the lots size of the district and
- 26% of the assessed building square footage

in the renewed and expanded BID. However, Benefit Zone 1 parcels contribute 28% of the overall assessments into the renewed and expanded Greater Chinatown BID. This discrepancy is consistent with the need to pay higher linear frontage, lot size and building assessments to fund more frequent special benefit services.

Similarly, Benefit Zone 2 individual parcels collectively constitute:

- 55% of the linear frontage,
- 73% of the lot size of the district and

- 74% of the assessed building square footage

in the renewed and expanded BID. However, Benefit Zone 2 parcels contribute 61% of the overall assessments into the renewed and expanded Greater Chinatown BID. This discrepancy is consistent with the Benefit Zone 2 lower assessments due to the lower frequency of clean and safe services and deriving a lesser benefit for district identity services.

Benefit Zone 3 individual parcels are only assessed for linear frontage. They collectively constitute 24% of the total linear frontage in the renewed and expanded BID yet contribute 11% of the overall assessments into the renewed and expanded Greater Chinatown BID. This is consistent with the fact that Benefit Zone 3 parcels are receiving only clean and safe at a lower frequency than Benefit Zones 1 and 2.

Costs of Special Benefit Categories:

The costs for services have been derived based upon the historically managed BID services since the adoption of the modified 2008 Chinatown BID.

Sidewalk Operations Services:

The \$735,000 for SOBO services are based upon:

1. Annual Security Services: The existing BID is currently spending \$330,000 on annual security services
2. Annual sidewalk cleaning, trash removal and sidewalk steam cleaning services, trash removal, graffiti removal, landscaping and other sidewalk related services are

calculated to be: \$405,000. 100% of linear frontage in Zones 1 and 2 and 88% of linear frontage costs in Zone 3 shall be dedicated to the "clean and safe" Sidewalk Operations component of the budget. The Sidewalk Operations budget is also funded by 45% of the lot size costs of Benefit Zones 1 and 2.

The sum of these costs constitutes the first annual budget for Sidewalk Operations or clean and safe services. (See table 4 –A for breakdown of SOBO costs by assessment and Benefit Zone).

District Identity Services:

The Chinatown Business Council and BID staff have reviewed their annual allocation for marketing and promotion services and determined that \$278,000 is needed to fund continued special benefit services for the renewed and expanded BID. These services will predominantly provide benefit to Benefit Zone 1 individual parcels and to a lesser extent Benefit Zone 2 parcels. Benefit Zone 3 individual parcels will not contribute to the District Identity services and will not derive benefit from these services to their location in the district and the non-retail land uses in this Zone. Based upon the annual BID report submitted to the Clerk's office for 2009, BID staff has determined that this \$278,000 would be required to fund the following special events, web site, banners, etc. may include, but not be limited to:

- \$ 22,000 for the Annual Chinese New Year Event;
- \$24,000 for the New Chinatown Anniversary Event;
- \$10,000 for the Chinatown Farmer's Market;

- \$36,000 for Bi-weekly Entertainment in Central Plaza and West Plaza;
- \$10,000 for the Moon Festival;
- \$28,000 for Advertising and Marketing expenses;
- \$20,000 for BID Newsletter content and print;
- \$12,000 for general marketing, website and signage;
- \$30,000 for public relations and marketing consultant;
- \$32,000 for streetlight banners;
- \$54,000 for marketing event contingency;

The sum of all of these services provides the basis for the figure of \$278,000 for the first year District Identity costs for the renewed and expanded BID.

Administration and Contingency:

Administration and Contingency costs are listed as a straight percentage of the overall budget. Though the Administrative and Contingency do not specifically confer actual tangible benefits to individual parcels in the same way that Sidewalk Operations and District Identity do, they are a necessary component of any special benefits district.

A figure of 27% for both Administrative and Contingency has been inserted to ensure that this section of the budget is adequately funded for proper oversight of the special benefit services of the district, as well as to make accommodations for assessment delinquencies and reserve needs. This 27% figure is well within the standard for oversight costs.

The "SOBO" or sidewalk operations services are funded by:

**100% of the linear frontage assessments of Zone 1 (\$142,447)*

**100% of the linear frontage assessments of Zone 2; (\$305,366)*

**approximately 88% of the linear frontage assessments of Zone 3 (\$134,096) Since Zone 3 is only assessed for linear frontage 12% of those funds must be set aside for Administrative and Contingency related to the delivery of those special benefit services to this Zone;*

**45% of the lot size assessments of Zone 1 (\$49,473)*

**45% of the lot size assessments of Zone 2; (\$103,618)*

The sum of these assessments, total the first year \$735,000 budget for Sidewalk Operations and Beautification services through all three Benefit Zones.

The "DISI" or District Identity Special Benefit Services are funded by:

**Approximately 66% of the building square footage assessments in Zone 1 and Zone 2 (\$278,000). Zone 1 building square footage is assessed at a higher rate to fund the additional special benefit services these individual parcels will receive due to their location in the core of the BID).*

The sum of these assessments, total the \$278,000 budget for District Identity and

Marketing and Promotion special benefit services through Benefit Zones 1 and 2.

The Administration Special Benefit Services is funded by:

Approximately 55% of the lot size assessments of Zones 1 and 2 (\$ 189,982) and 12% linear frontage assessments of Zone 3, (\$ 18,568) - see above for explanation of breakdown of Zone 3 linear frontage assessments)

The sum of these assessments, total the \$208,550 budget for Administration and Corporation Operations special benefit services through all three Benefit Zones.

The Contingency/Reserve special benefit set aside is funded by:

-Approximately 34% of the building square footage assessments in Zones 1 and 2 shall be set aside for Contingency/Reserve funds.

The allocation of this percentage of building square footage in Zones 1 and 2 comprise the \$ 139,126.00 budget set aside for Contingency/Reserve special benefit services through all three Benefit Zones.

**Calculation of Assessments Generated by Benefit Zone to Pay for the Costs of Sidewalk
Operations Special Benefit Services Per Benefit Zone -
\$735,000 First Year Budget or 54% of total costs of All Three Benefit Zones**

(Security contracted services costs calculated at historical average of \$21.00 per hour.
Maintenance contracted Services calculated at historical average of \$22.68 per hour, which
includes vehicles and supplies)

Table 4 - A

| Benefit Zone - Service | Total SOBO Annual Costs by Benefit Zone | Security Costs, 45% by Benefit Zone | Maintenance Costs, 55% by Benefit Zone | Annual Hours Funded by Zone | Weekly Hours Funded by Zone | Daily Hours Funded by Zone |
|-----------------------------------|--|--|---|--|--|---|
| 1 | \$191,920 | | | | | |
| Security | | \$86,364 | | 4,112 | 79 | 11.5 |
| Maintenance | | | \$105,556 | 4,654 | 89.5 | 12.75 |
| | | | | | | |
| 2 | \$408,984 | | | | | |
| Security | | \$ 184,042 | | 8,763 | 168.5 | 24 |
| Maintenance | | | \$224,942 | 9,918 | 190 | 27.25 |
| | | | | | | |
| 3 | \$ 134,096 | | | | | |
| Security | | \$ 60,343 | | 2,873 | 55.25 | 8 |
| Maintenance | | | \$73,753 | 3,252 | 62.5 | 9 |
| | | | | | | |
| Total | \$ 735,000 | \$ 330,749 | \$ 404,251 | | | |

Note: The number of Zone 2 parcels within the BID boundaries is significantly higher than the number of Zone 1 parcels. Although the assessment rates for Zone 2 are lower than Zone 1 assessment rates (see Table 4-D), the combined linear frontage, lot size, and building size of Zone 2 creates a higher budget percentage for services when compared to Zone 1 due to the larger size of Zone 2. Zone 2 individual parcels are assessed at an 80% rate in linear frontage, lot size and building square footage, relative to Zone 1 parcels due to the fact that the majority of special benefit costs are spent on the Sidewalk Operations component of the budget. The costs are lower for Zone 2 individual parcels due to the fact that although the Sidewalk Operations services may be allocated on a daily basis, the frequency of times of per day of those services will be less than the Zone 1 individual parcels. This is based upon that fact that Zone 2 individual parcels do not have the same intensity of pedestrian use as Zone 1 since it is not the retail and historical center of Chinatown.

Breakdown of property variables and revenue by Benefit Zone

Table 4 -B

| Benefit Zone | Linear Frontage 1 Total | Linear Frontage 2 Total | Lot Square Footage Total | Building Square Footage Total |
|--------------|-------------------------|-------------------------|--------------------------|-------------------------------|
| 1 | 7,180 | 2,598 | 731,694 | 620,400 |
| 2 | 19,551 | 6,340 | 1,915,613 | 1,724,452 |
| 3 | 11,359 | | | |
| Total | 38,090 | 8,938 | 2,647,307 | 2,344,852 |

Amount Generated by Property Variable and Benefit Zone for the Renewed and Expanded Greater Chinatown Business Improvement District:

Table 4 – C

| Benefit Zone | Linear Frontage 1 Total | Linear Frontage 2 Total | Lot Square Footage Total | Building Square Footage Total | Total by Benefit Zone |
|--------------|-------------------------|-------------------------|--------------------------|-------------------------------|-----------------------|
| 1 | \$120,624.50 | \$21,823.20 | \$109,940.68 | \$130,284.00 | \$382,672.38 |
| 2 | \$262,762.04 | \$42,604.80 | \$230,264.35 | \$289,707.94 | \$825,339.12 |
| 3 | \$152,664.96 | | \$0.00 | \$0.00 | \$152,664.96 |
| Total | \$536,051.50 | \$64,428.00 | \$340,205.03 | \$422,447.42 | \$1,360,676.46 |

Benefit Zones/Assessments:

The basis of funding shall be through special benefit assessments levied on real property throughout the District accompanied with various assessment methodologies employed through benefit zones.

There shall be three benefit zones within the proposed modified district. The Benefit Zones have been created due to the different type and frequency of special benefits that will be delivered to each of the various benefit zones. Linear frontage will be assessed on all sides, except in Benefit Zone 3 where only the western frontage of the parcels on the east side of North Spring Street, North Main Street and Alameda Street will be assessed.

Benefit Zone 1 parcels shall be assessed the highest rate on the basis of linear frontage,

lot size and building square footage in order to fund all special benefits in the District, including Sidewalk Operations and Beautification, District Identity, Administration and Corporate Operations and Contingency/Reserve. The parcels within Benefit Zone 1 will benefit the most from the totality of special benefit services funded by the District because they will receive the greatest array and greatest frequency of special benefit services.

Zone 1/Central Plaza Parcel Assessments:

Linear frontage assessment fees for Zone 1 parcels is \$16.80 a linear foot. Parcels with "interior shared linear frontage" in Central Plaza, along North Broadway and the interior private roads (Bamboo Lane, Sun Mun Way, Gin Ling Way) will be assessed at a 50% rate of \$8.40 for the shared linear frontage located in Zone 1 for the sides that

face these private roads in Central Plaza. Each side of these private roads will be assessed based upon the adjacent parcel frontage. Therefore, each side of the private road will have two assessments, based upon their Benefit Zone. These individual parcels will receive special benefit including daily sidewalk sweeping, steam cleaning and security on each side of their frontage, apportioned on North Broadway as well as on the side of the frontage which abuts along the private roads within Central Plaza. Parcels that have shared linear frontages in Zone 1/Central Plaza (North Broadway side) are 5414-008-006, 5414-008-007, 5414-008-016, 5414-011-009, 5414-011-010, 5414-011-011, 5414-011-013, 5414-011-026, 5414-011-030, 5414-012-006, 5414-012-011.

Benefit Zone 2 parcels shall be assessed a lower rate on the basis of linear frontage, on all sides, lot size and building square footage due to the fact that the special benefit to be funded in this Benefit Zone is for services related to Sidewalk Operations and Beautification, on all sides of the parcel, to a lesser extent for District Identity and for Administration and Corporate Operations. Benefit Zone 2 parcels will pay lower assessments relative to Benefit Zone 1 parcels due to a lesser extent of the frequency of special benefit services requested for this Zone.

Zone 2/Central Plaza and West Plaza

Linear frontage assessment fees for Zone 2/Central Plaza, between Hill Street and the interior private roads of Central Plaza include Bamboo Lane/west side, Gin Ling Way-west side, Jung Ging Way, Mei Ling Way, and Lei Min Way). These roads are assessed as Benefit Zone 2 linear frontage on Hill Street at \$13.44 a linear foot. Parcels

with "interior shared linear frontage" on the roads listed above, will be assessed at a 50% rate of \$6.72 for the shared linear frontage located in Central Plaza Zone 2. The individual parcels will receive the frequency of special benefit services for Benefit Zone 2, including 7 days per week sidewalk sweeping, security services, steam cleaning.

In West Plaza, between Hill Street and Yale Street, the parcels along Hill Street will be assessed at a Benefit Zone 2 rate of \$13.44 and the interior frontages will be assessed at \$6.72 for the linear frontage that abuts Chung King Road and Chung King Court which are private, interior roads within West

Plaza. These individual parcels will receive special benefits including seven days per week sidewalk sweeping, steam cleaning and security services consistent with Benefit 2 Services.

Parcels that have shared linear frontages in Zone 2 are

5414-005-002 thru 005, 5414-005-007 thru 010, 5414-005-013 thru 016, 5414-005-019, and 5414-005-021 thru 026,

5414-005-029 thru 033, 5414-005-036, 5414-005-039, 5414-005-040, 5414-005-044 thru 046, 5414-005-048, 5414-005-049, 5414-005-052 thru 055, 5414-005-057 thru 058, 5414-005-062 thru 064, 5414-005-068 thru 071, 5414-007-026, 5414-008-002 and 003, 5414-008-008 and 009, 5414-008-012 thru 015, 5414-008-017, 5414-009-001 thru 007, 5414-010-001 thru 003, 5414-010-005, 5414-011-004 thru 008,

5414-011-014 thru 017, 5414-011-021 thru 023, 5414-011-025, 5414-011-027, 5414-011-031 thru 032, 5414-012-010, and 5414-012-013.

Benefit Zone 3 parcels will be assessed on all sides of the parcel that front along streets, included in the district, **except those parcels** fronting along the east side of Alameda Street, North Spring Street and North Main Streets which will be assessed on the west

side only, since that is the only side in which they will receive special benefit services from the renewed and expanded district.

The special benefit services that will be conferred on these parcels shall be for services related to Sidewalk Operations and

The annual assessment rate for parcels within the various Benefit Zones for the first year of operation shall be as follows. These assessments have been calculated to correspond to and fund the various special benefits that will be allocated to the individual parcels within each Benefit Zone.

**The Renewed and Expanded
Greater Chinatown Business
Improvement District by Benefit Zone:**

Table 4 – D

| <i>Benefit Zone</i> | <i>Linear Frontage</i> | <i>Linear Frontage 2</i> | <i>Lot Square Footage</i> | <i>Building Square Footage</i> |
|---------------------|------------------------|--------------------------|---------------------------|--------------------------------|
| 1 | \$16.80 | \$8.40 | \$0.15 | \$0.21 |
| 2 | \$13.44 | \$6.72 | \$0.12 | \$0.17 |
| 3 | \$13.44* | | \$0.00 | \$0.00 |

Benefit Zones/Boundaries:

Benefit Zone 1 shall consist of the following properties and parcels:

All of the parcels fronting along North Broadway with the northern most parcel being (5414-007-015) and (5414-015-008) intersection of Bernard and North Broadway, south side only, and southernmost parcels being on the southwestern corner of the intersection of Ord Street and North Broadway (parcel # 5408-016-004) and the northwestern corner of North Broadway and Ord Street (parcel # 5408-022-003). All parcels fronting along North Broadway will be included in Benefit Zone 1 except:

Beautification with a 12% factor for administrative oversight. These services will be conferred only along the streets mentioned above due to the fact that these streets represent the eastern edge of the renewed and expanded district.

- *Parcel number (5408-023-011) whose frontage is predominantly fronting on New High Street, however also fronts along North Broadway - shall be in Benefit Zone 2;*
- *Parcel number (5408-020-003) whose parcel numbers and address are part of Hill Street, not North Broadway;*
- *Parcel number (5408-015-003), at the southeast corner of Ord Street and North Broadway, which is included in the Zone 2 parcels along Ord Street;*
- *Parcel number (5408-022-001)*

The services provided to this Benefit Zone are responsive to the needs of this central core of the Chinatown retail district and shall include all special benefit services funded by the City Ordinance #173167 along North Broadway.

See explanation of Special Benefit Service Plan Components by Benefit Zone on pages 24-29 and Table 3-B on page 28 for frequency of these services by Benefit Zone.

Benefit Zone 2 shall consist of the following properties and parcels:

- *All of the parcels on both sides of Hill Street from the three corners of the intersection of Bernard and Hill Street on the north and the three corners of*

the intersection of Ord Street and Hill Street (except the southwest corner parcel of this intersection which is owned by the City of LA and is the Chinatown Library) on the south. The one exception to Benefit Zone 2 along Hill Street is parcel number (5408-033-904) which is owned by the LA Unified School District at Hill Street and College Street;

- All of the parcels in the two full blocks north of College Street bordered by Hill Street on the east, Adobe Street on the west and the 110 freeway on along the northwestern frontage;
- All of the parcels in the full block on the east side of Yale Street bordered by Alpine Street on the north, Yale Street on the west and Ord Street on the south;
- The parcel at the northwest corner of the intersection of Adobe Street and College Street, parcel (5414-001-009);
- The three parcels at the southeastern corner of the intersection of Ord Street and Hill Street, parcels (5408-016-017), (5408-016-013) and (5408-016-018).
- All of the parcels on the north side of Bernard Street between Hill Street on the west and North Broadway on the east;
- The old Capital Milling site on the west side of North Spring Street, parcel (5414-014-001);
- All of the parcels along the west side of North Spring Street from the south side of College Street at North Spring as the northern border, running

southward to the north side of Alpine Street;

- The three parcels bordered by Alpine Street on the north, North Spring Street on the east and New High Street on the west, parcels (5408-027-005), (5408-027-006), (5408-027-008);
- The three parcels which form a triangle bordered by Alpine Street on the south, Alameda Street on the east and North Spring Street on the west terminating where North Spring St. and Alameda Street merge and become Alameda Street;
- The three parcels at the northwest corner of the intersection of North Spring Street and Ord Street bordered by New High Street on the west, Ord Street on the south and North Spring Street on the east; (5408-025-001), (5408-025-003), (5408-025-007);
- The three parcels at the northeast corner of the intersection of North Spring Street and Ord Street bordered by North Spring on the west, Ord Street on the south and Alameda Street on the east (5408-028-004), (5408-028-012), (5408-028-013);
- All of the parcels in the block bordered by Ord Street on the north, North Spring Street on the west, North Main Street on the east and Cesar E. Chavez Avenue on the south;
- The triangular parcel, block number (5408-013-026), bordered by North Spring Street on the west, Cesar E.

Chavez Avenue on the south and Alameda Street on the east;

- All of the parcels in the 2 blocks bordered by New High Street on the west, Ord Street on the north, Cesar E. Chavez Avenue on the south and North Main Street on the east.

See explanation of Special Benefit Service Plan Components by Benefit Zone on pages 24-29 and Table 3-B on page 28 for frequency of these services by Benefit Zone.

Benefit Zone 3 shall consist of the following properties and parcels:

- All of the parcels on the east side of North Spring Street as it merges into Alameda Street running southward, including those parcels on the east side of North Main Street, south of Vignes, terminating at the parcel at the northeastern corner of Cesar E. Chavez Avenue and Alameda Street;
- The triangular block parcels bordered by Alpine Street on the north, and the intersection of North Main Street and Alameda Street on the south, parcels (5409-008-908), (5409-008-016);
- The three parcels, (5408-028-909), (5408-028-910) and (5408-028-908), (the county garage) bordered by Alpine Street on the north, Alameda Street on the east and not including parcels (5408-028-012) and (5408-028-013) on the south;
- The three county garage mid block parcels on the west side of North Spring Street between Alpine Street on the north and Ord Street on the south, parcels (5408-026-902), (5408-026-903) and (5408-026-900);

- All of the parcels along two blocks of the west side of Yale Street bordered by College Street on the north, Cleveland Street on the west and Ord Street on the south;
- All of the parcels along the south side of College Street from Hill Street on the east to Figueroa Terrace on the west;
- All of the parcels west of Highway 110 including parcels (5406-028-013), (5406-028-087) and (5406-024-016);
- Parcels (5414-001-004) and (5414-001-005) at the northeastern corner of the intersection of Highway 110 and College Street;
- All of the parcels fronting along the south side of Ord Street bordered Hill Place on the west and Hill Street on the east;

See explanation of Special Benefit Service Plan Components by Benefit Zone on pages 23-29 and Table 3-B on page 28 and Table 4A on page 35 for frequency of these services by Benefit Zone.

Maximum Assessment

An annual Cost of Living Adjustment shall be allowable in the district. As approved by the Board of Directors of the Owner's Association, the management corporation shall have the option to increase the annual assessment rates based upon the Los Angeles County Consumer Price Index, or an amount not to exceed 5% (five percent) per year. Any determination of an annual increase will be communicated in writing to the City Clerk's Office in the Annual Planning Report of each year.

Residential Buildings: Resident buildings in all three Benefit Zones will be assessed as all other buildings in the renewed and expanded BID. Residents, whether owners or tenants, need the same clean and safe services that are needed by retail, commercial, ecumenical or distribution land uses. All residents use the sidewalks, all residents see graffiti, all benefit from the enhanced promotional activities funded by the BID and all clearly benefit from the improvements funded by the special benefits of the renewed and expanded BID.

Properties will derive benefit from increased district identity services funded by the renewed and expanded BID due to the fact that such services enhance the character of, and create a more dynamic and desirable neighborhood in which to live.

Land Use Changes in the Renewed and Expanded BID:

Changes in land use, development of empty parcels, demolition of existing buildings in Benefit Zones 1 and 2, and creation of new parcels through condo conversion may alter the budget from year to year based upon the changes in the building square footage of an individual parcels. Since linear frontage and lot size normally are not altered in the redevelopment of a site, the only changes will be realized in the Benefit Zones 1 and 2 building square footage amount and costs of the individual parcel, based upon which Benefit Zone it is located within.

Table 4 – E Benefit Zone 1

| Projected Assessment | FY 1 | FY2 | FY3 | FY4 | FY5 | FY6 | FY7 | FY8 | FY9 | FY10 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Linear Frontage 1 | \$16.80 | \$17.64 | \$18.52 | \$19.45 | \$20.42 | \$21.44 | \$22.51 | \$23.64 | \$24.82 | \$26.06 |
| Linear Frontage 2 | \$8.40 | \$8.82 | \$9.26 | \$9.72 | \$10.21 | \$10.72 | \$11.26 | \$11.82 | \$12.41 | \$13.03 |
| Lot Square Footage | \$0.15 | \$0.16 | \$0.17 | \$0.17 | \$0.18 | \$0.19 | \$0.20 | \$0.21 | \$0.22 | \$0.23 |
| Building Square Footage | \$0.21 | \$0.22 | \$0.23 | \$0.24 | \$0.26 | \$0.27 | \$0.28 | \$0.30 | \$0.31 | \$0.33 |

Table 4 – F Benefit Zone 2

| Projected Assessment | FY 1 | FY2 | FY3 | FY4 | FY5 | FY6 | FY7 | FY8 | FY9 | FY10 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Linear Frontage 1 | \$13.44 | \$14.11 | \$14.82 | \$15.56 | \$16.34 | \$17.15 | \$18.01 | \$18.91 | \$19.86 | \$20.85 |
| Linear Frontage 2 | \$6.72 | \$7.06 | \$7.41 | \$7.78 | \$8.17 | \$8.58 | \$9.01 | \$9.46 | \$9.93 | \$10.42 |
| Lot Square Footage | \$0.12 | \$0.13 | \$0.13 | \$0.14 | \$0.15 | \$0.15 | \$0.16 | \$0.17 | \$0.18 | \$0.19 |
| Building Square Footage | \$0.168 | \$0.176 | \$0.185 | \$0.194 | \$0.204 | \$0.214 | \$0.225 | \$0.236 | \$0.248 | \$0.261 |

Table 4 – G Benefit Zone 3

| Projected Assessment | FY 1 | FY2 | FY3 | FY4 | FY5 | FY6 | FY7 | FY8 | FY9 | FY10 |
|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Linear Frontage 1 | \$13.44 | \$14.11 | \$14.82 | \$15.56 | \$16.34 | \$17.15 | \$18.01 | \$18.91 | \$19.86 | \$20.85 |

Budget Adjustments

Annual budget surpluses, if any, will be rolled into the following year's budget.

Time and Manner for Collecting Assessments

As provided by the City Ordinance#173167, "Division 6 of the Los Angeles Administrative Code, Chapter 9, Section 6.615., the District assessments will appear as a separate line item on annual property tax bills prepared by the County of Los Angeles. In addition, for the first fiscal year, 2011, the City of Los Angeles may prepare a manual billing to ensure that special benefit services are funded commencing January 1, 2011.

Cap:

An annual Cost of Living Adjustment shall be allowable in the district. As approved by the Board of Directors of the Owner's Association, the management corporation shall have the option to increase the annual assessment rates based upon the Los Angeles County Consumer Price Index, or an amount not to exceed 5% (five per cent) per year. Any determination of an annual increase will be communicated in writing to the City Clerk's Office in the Annual Planning Report of each year.

Disestablishment

If necessary, the disestablishment procedure is outlined in City Ordinance #173167, Division 6 of the Los Angeles Administrative Code, Chapter 9, Section 6.619. If the District is dis-established, the balance of remaining special benefit assessments shall be distributed to district individual parcels based upon the same weight in which they were contributed.

Government Assessments

The Management District Plan assumes that the City of Los Angeles and other government entities will pay assessments for the public property within the boundaries of the District. Article XIII D, Sec 4 of the California Constitution was added in November of 1996 to provide for these payments.

Parcels owned by the City of Los Angeles, the Los Angeles Unified School District and the County of Los Angeles shall receive special benefits, commensurate with the assessments paid into the District. The publicly owned parcels are presumed to benefit in proportion to their assessments equally to the privately owned parcels, consistent with their location within their respective benefit zones.

Table 4 - H

Government Owned Parcels

| APN | Legal Owner | Site Number | Benefit Zone | Annual Assessment |
|--------------|----------------------------------|------------------------|---------------------|--------------------------|
| 5407 020 903 | L A City | 841 Yale Street | 3 | \$3,225.60 |
| 5409 008 908 | L A City | 901 S. Main Street | 3 | \$1,868.16 |
| 5407 021 902 | L A City | 801 Yale Street | 3 | \$10,967.04 |
| 5408 017 904 | L A City | 657 N. Hill Street | 3 | \$4,233.60 |
| | | | Total | \$20,294.40 |
| 5408 027 902 | L A County | 747 N. Spring Street | 3 | \$3,239.04 |
| 5408 028 908 | L A County | | 3 | \$1,344.00 |
| 5408 026 903 | L A County | 739 N. Spring Street | 3 | \$6,088.32 |
| 5408 025 900 | L A County | 725 N. Spring Street | 3 | \$1,881.60 |
| | | | Total | \$12,552.96 |
| 5408 028 909 | LA Co Capital Asset Leasing Corp | 1055 N. Alameda Street | 3 | \$12,203.52 |
| 5408 028 910 | LA Co Capital Asset Leasing Corp | 1055 N. Alameda Street | 3 | \$3,548.16 |
| | | | Total | \$15,751.68 |
| 5414 004 900 | LA Unified School District | Yale Street | 2 | \$1,996.42 |
| 5408 033 904 | LA Unified School District | 840 Yale Street | 3 | \$13,628.16 |
| | | | | \$15,624.58 |

SECTION 5

DISTRICT RULES AND REGULATIONS

Pursuant to the City Ordinance #173167, Division 6 of the Los Angeles Administrative Code, Chapter 9, Section 6.619, a Property Business Improvement District (PBID) may establish rules and regulations that uniquely apply to the District. The Renewed and Expanded Greater Chinatown Business Improvement District has not adopted any specific rules, every property will pay its proportional share of assessments to fund the special benefits conferred on that specific parcel.

BONDS

The District will not issue any bonds related to any program.

SECTION 6

IMPLEMENTATION TIMETABLE

The renewed and expanded Greater Chinatown Business Improvement District is expected to begin implementation of the Management District Plan on January 1, 2011. Pursuant to the City Ordinance, #173167, Division 6 of the Los Angeles

Administrative Code, Chapter 9, Sections 6.600 to 6.620, the Renewed and Expanded Greater Chinatown Business Improvement District will have a ten-year life beginning January 1, 2011 through December 31, 2020.

SECTION 7

PARCEL NUMBERS OF PROPERTIES INCLUDED IN THE RENEWED AND EXPANDED GREATER CHINATOWN BUSINESS IMPROVEMENT DISTRICT

The assessment methodology used is based a single or group of the following property variables: building square footage, lot size, linear frontage, building square footage and benefit zone.

List of Parcels in the renewed and expanded Greater Chinatown Business Improvement District:

| APN | Assessment | | | | |
|--------------|-------------|--------------|-------------|--------------|-------------|
| 5406 024 016 | \$8,897.28 | 5407 024 018 | \$806.40 | 5408 016 017 | \$2,769.92 |
| 5406 028 013 | \$672.00 | 5407 025 008 | \$3,225.60 | 5408 016 018 | \$2,274.58 |
| 5406 028 087 | \$6,585.60 | 5407 025 009 | \$1,209.60 | 5408 017 904 | \$4,233.60 |
| 5406 028 088 | \$537.60 | 5407 025 010 | \$403.20 | 5408 018 003 | \$1,333.47 |
| 5407 008 001 | \$1,169.28 | 5407 025 015 | \$403.20 | 5408 018 016 | \$2,113.12 |
| 5407 008 002 | \$685.44 | 5408 013 004 | \$2,317.48 | 5408 018 017 | \$2,661.89 |
| 5407 008 005 | \$537.60 | 5408 013 007 | \$2,257.09 | 5408 018 021 | \$16,362.59 |
| 5407 008 006 | \$537.60 | 5408 013 010 | \$1,445.15 | 5408 018 023 | \$6,987.23 |
| 5407 008 007 | \$537.60 | 5408 013 011 | \$1,222.38 | 5408 018 024 | \$17,186.58 |
| 5407 008 008 | \$631.68 | 5408 013 012 | \$3,201.50 | 5408 018 025 | \$3,327.37 |
| 5407 008 009 | \$631.68 | 5408 013 013 | \$809.34 | 5408 018 026 | \$3,138.31 |
| 5407 009 001 | \$2,513.28 | 5408 013 016 | \$4,576.57 | 5408 019 006 | \$1,235.55 |
| 5407 020 001 | \$2,083.20 | 5408 013 017 | \$5,541.38 | 5408 019 007 | \$3,782.09 |
| 5407 020 015 | \$483.84 | 5408 013 023 | \$2,308.47 | 5408 019 008 | \$1,889.21 |
| 5407 020 017 | \$3,050.88 | 5408 013 024 | \$240.77 | 5408 019 009 | \$3,418.67 |
| 5407 020 019 | \$1,612.80 | 5408 013 025 | \$1,740.77 | 5408 019 010 | \$2,726.30 |
| 5407 020 903 | \$3,225.60 | 5408 013 026 | \$9,020.19 | 5408 019 013 | \$4,160.13 |
| 5407 021 902 | \$10,967.04 | 5408 013 029 | \$529.72 | 5408 019 014 | \$5,323.42 |
| 5407 023 001 | \$806.40 | 5408 013 030 | \$915.15 | 5408 019 016 | \$804.30 |
| 5407 023 003 | \$806.40 | 5408 013 031 | \$1,831.27 | 5408 019 017 | \$223.12 |
| 5407 023 005 | \$900.48 | 5408 013 032 | \$3,110.24 | 5408 019 018 | \$117.10 |
| 5407 023 006 | \$2,150.40 | 5408 013 033 | \$20,624.42 | 5408 019 019 | \$184.04 |
| 5407 023 007 | \$537.60 | 5408 014 001 | \$3,230.02 | 5408 019 020 | \$200.71 |
| 5407 023 008 | \$443.52 | 5408 014 003 | \$1,609.62 | 5408 019 021 | \$88.30 |
| 5407 023 011 | \$537.60 | 5408 014 004 | \$719.82 | 5408 019 022 | \$377.75 |
| 5407 023 012 | \$537.60 | 5408 014 005 | \$5,418.35 | 5408 019 023 | \$279.50 |
| 5407 023 015 | \$739.20 | 5408 014 008 | \$2,794.74 | 5408 019 024 | \$814.85 |
| 5407 023 023 | \$180.10 | 5408 014 009 | \$2,924.77 | 5408 019 026 | \$284.28 |
| 5407 023 024 | \$180.10 | 5408 014 010 | \$1,854.07 | 5408 019 027 | \$146.99 |
| 5407 023 025 | \$180.10 | 5408 014 011 | \$3,741.00 | 5408 019 028 | \$171.44 |
| 5407 023 026 | \$180.10 | 5408 014 012 | \$4,059.10 | 5408 019 029 | \$85.26 |
| 5407 023 027 | \$180.10 | 5408 014 014 | \$3,470.87 | 5408 019 030 | \$116.46 |
| 5407 024 004 | \$403.20 | 5408 014 015 | \$5,135.94 | 5408 019 032 | \$92.23 |
| 5407 024 005 | \$403.20 | 5408 014 017 | \$4,058.46 | 5408 019 034 | \$160.98 |
| 5407 024 006 | \$403.20 | 5408 014 018 | \$9,319.92 | 5408 019 035 | \$211.16 |
| 5407 024 007 | \$403.20 | 5408 015 003 | \$6,302.84 | 5408 019 037 | \$372.93 |
| 5407 024 015 | \$537.60 | 5408 016 004 | \$8,348.42 | 5408 019 038 | \$246.53 |
| 5407 024 016 | \$1,075.20 | 5408 016 013 | \$2,814.80 | 5408 019 040 | \$424.27 |

| | | | | | |
|--------------|-------------|--------------|-------------|--------------|-------------|
| 5408 019 041 | \$317.67 | 5408 027 006 | \$1,676.79 | 5408 032 026 | \$9,235.16 |
| 5408 019 042 | \$255.03 | 5408 027 008 | \$5,986.36 | 5408 032 027 | \$15,815.57 |
| 5408 019 043 | \$204.87 | 5408 027 902 | \$3,239.04 | 5408 033 003 | \$2,343.44 |
| 5408 019 044 | \$123.38 | 5408 028 004 | \$4,491.55 | 5408 033 005 | \$2,297.92 |
| 5408 019 045 | \$227.87 | 5408 028 012 | \$8,714.27 | 5408 033 006 | \$1,354.23 |
| 5408 019 046 | \$133.81 | 5408 028 013 | \$3,247.65 | 5408 033 007 | \$2,351.44 |
| 5408 019 047 | \$133.81 | 5408 028 908 | \$1,344.00 | 5408 033 008 | \$5,379.16 |
| 5408 019 048 | \$165.79 | 5408 028 909 | \$12,203.52 | 5408 033 009 | \$5,188.41 |
| 5408 019 049 | \$223.68 | 5408 028 910 | \$3,548.16 | 5408 033 014 | \$5,558.23 |
| 5408 019 050 | \$161.20 | 5408 029 001 | \$4,593.74 | 5408 033 015 | \$2,233.60 |
| 5408 019 051 | \$275.93 | 5408 029 004 | \$8,338.81 | 5408 033 016 | \$633.15 |
| 5408 019 052 | \$255.03 | 5408 029 005 | \$25,051.36 | 5408 033 017 | \$1,330.95 |
| 5408 019 053 | \$152.63 | 5408 030 002 | \$4,551.93 | 5408 033 904 | \$13,628.16 |
| 5408 019 055 | \$354.45 | 5408 030 008 | \$10,665.01 | 5409 006 030 | \$3,225.60 |
| 5408 019 056 | \$809.73 | 5408 030 009 | \$5,399.92 | 5409 007 003 | \$11,276.16 |
| 5408 019 057 | \$112.90 | 5408 030 010 | \$2,108.41 | 5409 008 015 | \$2,903.04 |
| 5408 019 058 | \$359.49 | 5408 030 011 | \$509.57 | 5409 008 016 | \$3,911.04 |
| 5408 019 061 | \$1,836.89 | 5408 030 012 | \$509.57 | 5409 008 017 | \$1,774.08 |
| 5408 020 003 | \$11,784.78 | 5408 030 015 | \$6,449.44 | 5409 008 908 | \$1,868.16 |
| 5408 020 004 | \$3,005.57 | 5408 030 017 | \$727.37 | 5409 015 015 | \$3,158.40 |
| 5408 020 005 | \$3,980.44 | 5408 030 018 | \$720.44 | 5409 015 020 | \$1,411.20 |
| 5408 020 006 | \$2,261.56 | 5408 030 019 | \$764.12 | 5409 015 022 | \$6,854.40 |
| 5408 020 008 | \$1,503.58 | 5408 030 020 | \$796.25 | 5409 015 024 | \$3,494.40 |
| 5408 020 009 | \$16,517.42 | 5408 030 021 | \$787.64 | 5409 015 901 | \$1,344.00 |
| 5408 021 001 | \$4,412.89 | 5408 030 022 | \$791.84 | 5414 001 004 | \$537.60 |
| 5408 021 002 | \$3,138.08 | 5408 030 023 | \$743.33 | 5414 001 005 | \$537.60 |
| 5408 021 014 | \$11,362.22 | 5408 030 024 | \$722.96 | 5414 001 009 | \$20,877.62 |
| 5408 021 015 | \$22,598.43 | 5408 030 025 | \$714.56 | 5414 002 001 | \$1,591.10 |
| 5408 021 016 | \$19,147.52 | 5408 030 026 | \$758.24 | 5414 002 002 | \$8,981.88 |
| 5408 022 001 | \$4,769.36 | 5408 030 027 | \$759.29 | 5414 002 007 | \$1,606.21 |
| 5408 022 002 | \$1,292.36 | 5408 030 028 | \$796.25 | 5414 002 009 | \$4,616.26 |
| 5408 022 003 | \$11,271.29 | 5408 030 029 | \$734.30 | 5414 003 011 | \$8,340.20 |
| 5408 022 004 | \$4,119.21 | 5408 030 030 | \$735.56 | 5414 003 012 | \$2,757.30 |
| 5408 023 001 | \$2,207.59 | 5408 030 031 | \$4,596.57 | 5414 003 014 | \$8,014.79 |
| 5408 023 002 | \$1,091.19 | 5408 030 034 | \$17,088.60 | 5414 003 015 | \$25,642.71 |
| 5408 023 003 | \$1,186.04 | 5408 031 001 | \$9,304.20 | 5414 004 002 | \$1,994.98 |
| 5408 023 004 | \$2,019.31 | 5408 031 007 | \$549.73 | 5414 004 005 | \$3,995.12 |
| 5408 023 005 | \$2,199.01 | 5408 031 008 | \$183.16 | 5414 004 006 | \$5,148.44 |
| 5408 023 006 | \$1,805.99 | 5408 031 009 | \$544.26 | 5414 004 007 | \$34,350.10 |
| 5408 024 003 | \$3,255.73 | 5408 031 013 | \$13,092.03 | 5414 004 900 | \$1,996.42 |
| 5408 024 005 | \$1,217.24 | 5408 031 015 | \$16,521.30 | 5414 005 001 | \$942.51 |
| 5408 024 006 | \$787.02 | 5408 032 001 | \$1,509.81 | 5414 005 002 | \$822.97 |
| 5408 024 007 | \$12,112.53 | 5408 032 006 | \$7,896.45 | 5414 005 003 | \$808.55 |
| 5408 024 009 | \$1,396.09 | 5408 032 007 | \$2,804.72 | 5414 005 004 | \$808.55 |
| 5408 024 011 | \$2,658.52 | 5408 032 008 | \$4,606.54 | 5414 005 005 | \$822.97 |
| 5408 024 013 | \$4,736.61 | 5408 032 009 | \$2,616.67 | 5414 005 006 | \$1,756.67 |
| 5408 025 001 | \$4,379.85 | 5408 032 010 | \$2,309.91 | 5414 005 007 | \$841.79 |
| 5408 025 003 | \$1,770.46 | 5408 032 011 | \$2,906.57 | 5414 005 008 | \$808.55 |
| 5408 025 007 | \$6,045.07 | 5408 032 012 | \$8,968.84 | 5414 005 009 | \$808.55 |
| 5408 025 012 | \$18.87 | 5408 032 013 | \$2,918.39 | 5414 005 010 | \$822.97 |
| 5408 025 013 | \$9.98 | 5408 032 014 | \$7,335.53 | 5414 005 011 | \$979.13 |
| 5408 025 900 | \$1,881.60 | 5408 032 019 | \$1,604.55 | 5414 005 013 | \$822.97 |
| 5408 026 903 | \$6,088.32 | 5408 032 024 | \$3,426.40 | 5414 005 014 | \$808.55 |
| 5408 027 005 | \$5,686.04 | 5408 032 025 | \$6,259.14 | 5414 005 015 | \$886.83 |

| | | | | | |
|--------------|------------|--------------|-------------|--------------|-------------|
| 5414 005 016 | \$825.32 | 5414 006 018 | \$1,671.98 | 5414 011 016 | \$2,129.97 |
| 5414 005 017 | \$979.13 | 5414 006 019 | \$1,166.74 | 5414 011 017 | \$1,787.68 |
| 5414 005 018 | \$20.92 | 5414 006 021 | \$3,128.05 | 5414 011 021 | \$3,075.84 |
| 5414 005 019 | \$477.41 | 5414 006 022 | \$2,657.81 | 5414 011 022 | \$2,826.37 |
| 5414 005 021 | \$570.18 | 5414 006 026 | \$6,516.36 | 5414 011 023 | \$871.24 |
| 5414 005 022 | \$522.47 | 5414 006 027 | \$6,652.23 | 5414 011 024 | \$5.17 |
| 5414 005 023 | \$949.40 | 5414 006 028 | \$5,079.68 | 5414 011 025 | \$2,504.22 |
| 5414 005 024 | \$162.79 | 5414 006 029 | \$4,386.76 | 5414 011 026 | \$11,600.68 |
| 5414 005 025 | \$241.20 | 5414 007 006 | \$1,756.48 | 5414 011 027 | \$7,597.47 |
| 5414 005 026 | \$1,148.32 | 5414 007 007 | \$1,085.54 | 5414 011 030 | \$4,398.13 |
| 5414 005 029 | \$526.79 | 5414 007 011 | \$3,312.65 | 5414 011 031 | \$1,114.46 |
| 5414 005 030 | \$540.23 | 5414 007 015 | \$8,254.35 | 5414 011 032 | \$3,003.43 |
| 5414 005 031 | \$593.99 | 5414 007 016 | \$3,312.03 | 5414 012 001 | \$3,787.48 |
| 5414 005 032 | \$497.44 | 5414 007 022 | \$17,732.78 | 5414 012 002 | \$1,459.44 |
| 5414 005 033 | \$1,508.16 | 5414 007 026 | \$24,929.91 | 5414 012 006 | \$7,605.30 |
| 5414 005 035 | \$979.49 | 5414 007 027 | \$0.00 | 5414 012 010 | \$4,173.48 |
| 5414 005 036 | \$822.97 | 5414 007 028 | \$4,954.59 | 5414 012 011 | \$3,571.57 |
| 5414 005 039 | \$243.43 | 5414 008 002 | \$951.53 | 5414 012 013 | \$6,827.83 |
| 5414 005 040 | \$751.33 | 5414 008 003 | \$1,429.61 | 5414 012 014 | \$3,858.95 |
| 5414 005 041 | \$26.08 | 5414 008 006 | \$7,388.18 | 5414 013 012 | \$30,460.04 |
| 5414 005 042 | \$979.49 | 5414 008 007 | \$3,969.24 | 5414 013 014 | \$10,893.24 |
| 5414 005 043 | \$979.49 | 5414 008 008 | \$1,385.17 | 5414 014 001 | \$20,460.39 |
| 5414 005 044 | \$822.97 | 5414 008 009 | \$481.10 | 5414 015 008 | \$29,223.68 |
| 5414 005 045 | \$243.43 | 5414 008 012 | \$2,098.52 | 5414 015 009 | \$4,746.19 |
| 5414 005 046 | \$749.04 | 5414 008 013 | \$933.69 | 5414 015 010 | \$4,036.39 |
| 5414 005 047 | \$15.63 | 5414 008 014 | \$2,659.99 | 5414 017 001 | \$4,523.79 |
| 5414 005 048 | \$817.40 | 5414 008 015 | \$1,987.95 | 5414 017 002 | \$2,691.64 |
| 5414 005 049 | \$822.97 | 5414 008 016 | \$6,281.09 | 5414 017 003 | \$3,144.03 |
| 5414 005 050 | \$979.49 | 5414 008 017 | \$947.32 | 5414 017 004 | \$1,746.07 |
| 5414 005 051 | \$979.49 | 5414 008 018 | \$3,671.79 | 5414 017 024 | \$1,209.60 |
| 5414 005 052 | \$822.97 | 5414 009 001 | \$1,454.38 | 5414 017 028 | \$2,704.00 |
| 5414 005 053 | \$810.35 | 5414 009 002 | \$413.69 | | |
| 5414 005 054 | \$881.24 | 5414 009 003 | \$327.77 | | |
| 5414 005 055 | \$822.97 | 5414 009 004 | \$441.49 | | |
| 5414 005 056 | \$979.49 | 5414 009 005 | \$1,024.09 | | |
| 5414 005 057 | \$243.43 | 5414 009 006 | \$522.67 | | |
| 5414 005 058 | \$243.43 | 5414 009 007 | \$431.49 | | |
| 5414 005 060 | \$15.63 | 5414 009 008 | \$646.93 | | |
| 5414 005 061 | \$15.63 | 5414 010 001 | \$1,294.30 | | |
| 5414 005 062 | \$524.10 | 5414 010 002 | \$1,636.04 | | |
| 5414 005 063 | \$682.62 | 5414 010 003 | \$809.29 | | |
| 5414 005 064 | \$1,584.69 | 5414 010 004 | \$85.81 | | |
| 5414 005 065 | \$88.12 | 5414 010 005 | \$7,741.64 | | |
| 5414 005 066 | \$947.76 | 5414 011 004 | \$475.21 | | |
| 5414 005 067 | \$26.08 | 5414 011 005 | \$475.45 | | |
| 5414 005 068 | \$1,144.39 | 5414 011 006 | \$1,366.51 | | |
| 5414 005 069 | \$2,116.77 | 5414 011 007 | \$2,202.97 | | |
| 5414 005 070 | \$748.68 | 5414 011 008 | \$3,364.19 | | |
| 5414 005 071 | \$748.68 | 5414 011 009 | \$3,351.19 | | |
| 5414 006 001 | \$1,326.95 | 5414 011 010 | \$1,944.66 | | |
| 5414 006 002 | \$1,518.36 | 5414 011 011 | \$2,058.71 | | |
| 5414 006 003 | \$1,756.15 | 5414 011 013 | \$2,204.29 | | |
| 5414 006 004 | \$2,619.76 | 5414 011 014 | \$1,417.93 | | |
| 5414 006 013 | \$1,942.78 | 5414 011 015 | \$616.80 | | |

ATTACHMENT I

REGISTERED PROFESSIONAL ENGINEER'S REPORT

**THE RENEWED AND EXPANDED
GREATER CHINATOWN
BUSINESS IMPROVEMENT DISTRICT**

ATTACHMENT 1

**DISTRICT
ASSESSMENT ENGINEER'S
REPORT**

*Prepared by
Edward V. Henning,
California Registered Professional Engineer # 26549
Edward Henning & Associates*

June 23, 2010

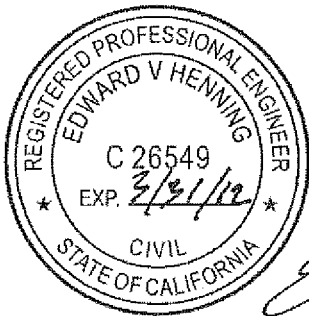
2010 JUN 25 PM 3:00

DISTRICT ASSESSMENT ENGINEER'S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the Renewed and Expanded Greater Chinatown Business Improvement District ("GCBID") will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

Prepared by Edward V. Henning, California Registered Professional Engineer # 26549



A handwritten signature of Edward V. Henning in black ink, written over a horizontal line.

RPE #26549

6-23-10

Edward V. Henning

Date

(NOT VALID WITHOUT CERTIFICATION SEAL AND SIGNATURE HERE)

Introduction

This report serves as the "detailed engineer's report" required by Section 4(b) of Article XIIIID of the California Constitution (Proposition 218) to support the benefit property assessments proposed to be levied within the GCBID in the City of Los Angeles, California being renewed and expanded for a ten (10) year period. The discussion and analysis contained within constitutes the required "nexus" of rationale between assessment amounts levied and special benefits derived by properties within the GCBID.

Background

The GCBID is a property-based benefit assessment district being renewed and expanded as a Landscaping, Security, Programming and Maintenance Property Business Improvement District (Alpha BID) under Division 6 of the Los Angeles Administrative Code, Chapter 9, Section 6.618. Due to the benefit assessment nature of assessments levied within an Alpha BID, district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of program benefit each property is expected to derive from the assessments collected. Within the Alpha BID statute, frequent references are made to the concept of relative “benefit” received from Alpha BID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from Alpha BID funded programs and activities may be assessed and only in an amount proportional to the relative benefits expected to be received.

The method used to determine benefits derived by each identified property within an Alpha BID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the GCBID, the benefit unit may be measured in linear feet of primary street frontage or parcel size in square feet or building size in square feet or number of building floors or proximity to major corridors in average linear feet, or any combination of these factors. Quantity takeoffs for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by the Alpha BID in order to determine any levels of diminished benefit which may apply on a parcel by parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, district administration and ancillary program costs, are estimated. It is noted, as stipulated in Proposition 218, and now required of all property based assessment districts, indirect or general benefits may not be incorporated into the assessment formula and levied on the District properties; only direct or “special” benefits and costs may be considered. Indirect or general benefit costs, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Proposition 218 no longer automatically exempts government owned property from being assessed and if special benefit is determined to be conferred upon such properties, they must be assessed in proportion to benefits conferred in a manner similar to privately owned property assessments.

From this, the value of a basic benefit unit or “basic net unit cost” can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be

computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as "spreading the assessment" or the "assessment spread" in that all costs are allocated proportionally or "spread" amongst all properties within the Alpha BID.

The method and basis of spreading program costs varies from one Alpha BID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the District. Alpha BIDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or "stepped-down" benefits derived.

Supplemental Proposition 218 Procedures and Requirements

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the GCBID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were "chaptered" into law as Article XIID of the California Constitution.

Since Prop 218 provisions will affect all subsequent calculations to be made in the final assessment formula for the GCBID, Prop 218 requirements will be taken into account first. The key provisions of Prop 218 along with a description of how the GCBID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):

Finding 1. From Section 4(a): "Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed"

All of the "identified" individual parcels within the GCBID will derive special benefit from the District programs and activities. The benefits are special and unique only to the identified properties within the District because programs and services (i.e. sidewalk operations and beautification; district identity; administration and corporate operations; and contingency/reserves) will only be provided directly for the identified properties. These identified benefiting parcels are shown on the Boundary Map within the Management District Plan and are listed as an attachment to the Plan and this report - identified by assessor parcel number. Three benefit zones have been identified within the GCBID. All parcels and uses within the GCBID will be assessed to fund special benefit services as outlined in the Management Plan. Each parcel will benefit proportionately to the programs and services based on the levels of service and the corresponding cost estimates.

Boundary Description

In general, the boundaries of the proposed renewed and expanded Greater Chinatown Business Improvement District will remain the same as the previous City approved boundaries for the 2008 modified Los Angeles Chinatown BID, but will include new areas on the eastern, southern, and northern periphery of the District.

The renewed and expanded Greater Chinatown BID boundaries as proposed, are as follows:

On the west, commencing at the most northwestern boundary beginning on the two corners of the east side of the intersection of Figueroa Terrace and College Street, east including the parcels (5406-024-016), (5406-028-013, (5406-028-087), (5406-028-088) heading to the east side of the 110 freeway. The western boundaries include the parcels on the south side of College Street between the 110 freeway east to Cleveland Street, , heading southward to include the parcels on the west side of Cleveland Street from College Street to Ord Street, including the parcels on the south side of Ord Street between City of Los Angeles Chinatown Public Library and Hill Place parcel (5407-025-008), which shall represent the southwestern most corner of the district boundaries. The western boundaries conclude by running northeasterly from College Street including all of the parcels abutting to the 110 freeway to the intersection of Hill Street and the 110 freeway.

On the north, commencing at the intersection of Hill Street and the 110 freeway heading eastward from the intersection of Hill Street and Bernard Street including all of the parcels on the north side of Bernard Street between Hill Street on the west and North Broadway on the east, include parcels (5414-017-024) at the southwestern corner of Cottage Home Street and North Broadway as well as the parcel on the east side of North Broadway and Bernard (5414-015-008). The northern boundary continues skipping across the State Park to end at the parcel at the southeast corner of the intersection of North Spring Street and Elmyra Street parcel (5409-006-030).

On the east, commencing from the southeastern corner of the intersection of Elmyra Street and North Spring Street running southward including all of the parcels that abut along the east side of North Spring Street/Alameda Street from Roundout Street to the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015), including the parcels beginning on the southeastern corner of the intersection of Vignes Street/Alpine Street and North Main Street/Alhambra Avenue, parcel (5409-015-020) heading south along the east side of North Main Street down to the intersection mentioned above at the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015).

On the south, commencing at the northeastern corner of the intersection of Cesar E. Chavez Avenue and Alameda Street parcel (5409-015-015), running westward including all parcels fronting along the north side of Cesar E. Chavez Avenue from the intersection of Alameda Street and Cesar E. Chavez Avenue to the parcel at the northeastern corner of the intersection of Cesar E. Chavez Avenue and New High Street (parcel # 5408-014-001). Running northward along the east

side of New High Street and then continuing to the parcel at the southwestern corner of New High Street and Ord Street (parcel # 5408-015-003). Running westward along the south side of Ord Street to the parcel at the southeastern corner of the intersection of Ord Street and Hill Place (parcel # 5407-025-008).

Benefit Zone Descriptions

Benefit Zone 1 shall consist of the following properties and parcels:

All of the parcels fronting along North Broadway with the northern most parcel being (5414-007-015) and (5414-015-008) intersection of Bernard and North Broadway, south side only, and southernmost parcels being on the southwestern corner of the intersection of Ord Street and North Broadway (parcel # 5408-016-004) and the northwestern corner of North Broadway and Ord Street (parcel # 5408-022-003). All parcels fronting along North Broadway will be included in Benefit Zone 1 except:

- Parcel number (5408-023-011) whose frontage is predominantly fronting on New High Street, however also fronts along North Broadway - shall be in Benefit Zone 2;*
- Parcel number (5408-020-003) whose parcel numbers and address are part of Hill Street, not North Broadway;*
- Parcel number (5408-015-003), at the southeast corner of Ord Street and North Broadway, which is included in the Zone 2 parcels along Ord Street;*
- Parcel number (5408-022-001)*

The services provided to this Benefit Zone are responsive to the needs of this central core of the Chinatown retail district.

Benefit Zone 2 shall consist of the following properties and parcels:

- All of the parcels on both sides of Hill Street from the three corners of the intersection of Bernard and Hill Street on the north and the three corners of the intersection of Ord Street and Hill Street (except the southwest corner parcel of this intersection which is owned by the City of LA and is the Chinatown Library) on the south. The one exception to Benefit Zone 2 along Hill Street is parcel number (5408-033-904) which is owned by the LA Unified School District at Hill Street and College Street;*
- All of the parcels in the two full blocks north of College Street bordered by Hill Street on the east, Adobe Street on the west and the 110 freeway on along the northwestern frontage;*
- All of the parcels in the full block on the east side of Yale Street bordered by Alpine Street on the north, Yale Street on the west and Ord Street on the south;*
- The parcel at the northwest corner of the intersection of Adobe Street and College Street, parcel (5414-001-009);*
- The three parcels at the southeastern corner of the intersection of Ord Street and Hill Street, parcels (5408-016-017), (5408-016-013) and (5408-016-018).*
- All of the parcels on the north side of Bernard Street between Hill Street on the west and North Broadway on the east;*
- The old Capital Milling site on the west side of North Spring Street, parcel (5414-014-001);*
- All of the parcels along the west side of North Spring Street from the south side of College Street at North Spring*

as the northern border, running southward to the north side of Alpine Street;

- *The three parcels bordered by Alpine Street on the north, North Spring Street on the east and New High Street on the west, parcels (5408-027-005), (5408-027-006), (5408-027-008);*
- *The three parcels which form a triangle bordered by Alpine Street on the south, Alameda Street on the east and North Spring Street on the west terminating where North Spring St. and Alameda Street merge and become Alameda Street;*
- *The three parcels at the northwest corner of the intersection of North Spring Street and Ord Street bordered by New High Street on the west, Ord Street on the south and North Spring Street on the east; (5408-025-001), (5408-025-003), (5408-025-007);*
- *The three parcels at the northeast corner of the intersection of North Spring Street and Ord Street bordered by North Spring on the west, Ord Street on the south and Alameda Street on the east (5408-028-004), (5408-028-012), (5408-028-013);*
- *All of the parcels in the block bordered by Ord Street on the north, North Spring Street on the west, North Main Street on the east and Cesar E. Chavez Avenue on the south;*
- *The triangular parcel, block number (5408-013-026), bordered by North Spring Street on the west, Cesar E. Chavez Avenue on the south and Alameda Street on the east;*
- *All of the parcels in the 2 blocks bordered by New High Street on the west, Ord Street on the north, Cesar E. Chavez Avenue on the south and North Main Street on the east.*

Benefit Zone 3 shall consist of the following properties and parcels:

- *All of the parcels on the east side of North Spring Street as it merges into Alameda Street running southward, including those parcels on the east side of North Main Street, south of Vignes, terminating at the parcel at the northeastern corner of Cesar E. Chavez Avenue and Alameda Street;*
- *The triangular block parcels bordered by Alpine Street on the north, and the intersection of North Main Street and Alameda Street on the south, parcels (5409-008-908), (5409-008-016);*
- *The three parcels, (5408-028-909), (5408-028-910) and (5408-028-908), (the county garage) bordered by Alpine Street on the north, Alameda Street on the east and not including parcels (5408-028-012) and (5408-028-013) on the south;*
- *The three county garage mid block parcels on the west side of North Spring Street between Alpine Street on the north and Ord Street on the south, parcels (5408-026-902), (5408-026-903) and (5408-026-900);*
- *All of the parcels along two blocks of the west side of Yale Street bordered by College Street on the north, Cleveland Street on the west and Ord Street on the south;*
- *All of the parcels along the south side of College Street from Hill Street on the east to Figueroa Terrace on the west;*
- *All of the parcels west of Highway 110 including parcels (5406-028-013), (5406-028-087) and (5406-024-016);*
- *Parcels (5414-001-004) and (5414-001-005) at the northeastern corner of the intersection of Highway 110 and College Street;*

All of the parcels fronting along the south side of Ord Street bordered Hill Place on the west and Hill Street on the

east;

Boundary and Benefit ZoneRationale

The special benefit services to be funded by this renewed and expanded Greater Chinatown BID, in general, are based upon special benefit improvements and activities, including maintenance and cleaning, security, beautification and other special programs to parcels within the current district, and to be provided in the new expansion area. Such services will continue to include programs that create a clean and safe environment, maintaining order in the sidewalk areas, removing illegal dumping, painting out graffiti, improving the district's identity through marketing programs and special projects and working with the City to guide new development in Chinatown in the next ten years.

The renewed and expanded boundaries have been created in response to an identified need for special benefit services by the community to the individual properties provided within these new boundaries. The renewed and expanded BID seeks to use the opportunity of the 10 year renewal process to rationalize the boundaries of the original BID and 2008 modified BID to set a course for uniform special benefit services allocation in the complete area identified as the Greater Chinatown BID through 2020.

With minor adjustments, over 90% of the renewed and expanded Greater Chinatown BID coincides with the individual parcels included in the 2008 modified BID management plan. The western boundaries do not expand when compared to the 2008 modified plan.

The renewed and expanded BID has expanded to the **south** to include nearly one entire new block bounded by Ord Street on the north, Cesar E. Chavez Avenue on the south, New High Street on the west and North Spring Street on the east. The individual parcels will be included in a consistent program of special benefit services from the east side of New High Street eastward to Alameda Street north of Cesar E. Chavez Avenue. Pedestrians walking from City Hall, Olvera Street and the County Parking lots from the south use North Spring Street as a pedestrian gateway into Chinatown. The individual parcels will be included in the BID programs to provide the full spectrum of special benefit services along both sides of North Spring to attract new visitors to Chinatown from the south.

The renewed and expanded BID has also expanded by one parcel to the **north** since this parcel is connected to two other parcels on the north side of Bernard. The renewed and expanded BID will use the southern intersection of Cottage Home Place and North Broadway as the formal entry point into Chinatown from southbound vehicular traffic along North Broadway. A program of special benefit services for the two parcels on the west side of North Broadway between Cottage Home Street and Bernard Street is an appropriate boundary since parcel 5414-017-024 represents 50% of the North Broadway frontage in the mentioned block.

The renewed and expanded BID has expanded in its **southeastern** corner to include five parcels along the east side of Alameda Street to Cesar E. Chavez Avenue to complete the system of special benefit services on both sides of Alameda Street north of Union Station. Including both sides of Alameda will provide a uniform system of cleanliness for travelers along the east side of Chinatown as they head north on Alameda Street and North Main Street prior to reaching the

Chinatown Gold Line Station.

Benefit Zones

There are three benefit zones within the renewed and expanded district. The Benefit Zones have been delineated based on the different type and frequency of special services and benefits that will be delivered to each of the various benefit zones. Levels and types of services to be provided in each Benefit Zone are based on a combination of service NEED and program DESIGN.

Benefit Zone 1 represents all parcels within the core commercial zone of Chinatown, or all parcels that front along North Broadway, or whose center of activity is on North Broadway (if they run from one block to an adjacent block). This is the historical center of Chinatown, based upon the growth of Central Plaza at the northern end of North Broadway. Broadway is the key street coming out of Downtown and linking Chinatown between Downtown and the Golden State Freeway and Lincoln Heights. The parcels along North Broadway will derive the greatest benefit from the frequency of clean and safe and marketing special benefit services in the renewed and expanded BID since they are in the historic core of Chinatown, have the most foot traffic and shall receive the most attention from any special events or activities of the renewed and expanded BID.

Benefit Zone 2 parcels are to be found in the immediate periphery of North Broadway and Zone 1 and its boundary lines, are in general, individual parcels which front along New High Street, North Spring Street Hill Street, Alpine Street, the north side of College Street and along Ord Street. These parcels are designated as Benefit Zone 2 since they receive the same enhanced special benefits relative to Zone 1, however their sidewalks do not receive the same intensity of pedestrian and retail use, so services may be applied at a lower frequency on a daily basis. Zone 2 parcels include predominantly non-retail land uses including ecumenical, residential, commercial, parking lots and manufacturing and will not benefit to the same extent from the marketing and promotional programs.

Benefit Zone 3 parcels will derive special benefit, but at a lesser frequency than those in Benefit Zones 1 and 2. "Regular "clean and safe" services shall be allocated to these parcels at a frequency less than Zones 1 and 2 and are found on the outer boundary of the renewed and expanded BID. These parcels which are located west of the 110 freeway, along Yale Street, and along the east side of Alameda Street/North Main, will have services allocated at a frequency less than that of Zones 1 and 2 and will not pay for or derive any benefit from the marketing and promotional special benefit services of the district.

Finding 2. From Section 4(a): "Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. "

As stipulated by Proposition 218, assessment District programs and activities may confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the property owners. For the purposes of this analysis, a "general benefit" is hereby defined as: "A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the

improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large.

In the case of the GCBID, the very nature of the purpose of this district is to fund supplemental programs, improvements and services within the Alpha BID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. Specifically they include:

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

SIDEWALK OPERATIONS AND BEAUTIFICATION (SOBO):

\$ 735,000.00 is the new budget for the renewed and expanded BID for Sidewalk Operations and Beautification. All of these services are special benefit services, over and above what the City of Los Angeles is currently providing to the individual parcels.

Examples of these special benefit services and costs include, but are not limited to:

Approximately 45% of the annual SOBO budget will be allocated to fund private security services, based upon the needs of individual parcels within that Zone;

Approximately 55% of the annual SOBO budget will be allocated to fund regular sidewalk and gutter sweeping, based upon the needs of individual parcels within that zone;

Daily sidewalk and gutter sweeping (daily in Zones 1 and 2 at different frequencies due to intensity of pedestrian usage in Zone 1 parcels)

Daily private security services

Regular sidewalk steam cleaning;

Spot steam cleaning as necessary;

Enhanced trash emptying, provided at various frequencies for Benefit Zones, based upon the needs of individual parcels within that Zone;

Removal of bulky items as necessary;

Graffiti removal, within 24 hours as necessary;

Tree and vegetation maintenance

Equipment, supplies, tools;

Vehicle maintenance and insurance

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

DISTRICT IDENTITY:

\$ 278,000.00 is the new budget for the renewed and expanded BID for District Identity. All of these services are special benefit services funded by Benefit Zone 1 and 2 parcels, over and above what the City of Los Angeles is

currently providing to the individual parcels. Benefit Zone 1 parcels will receive a greater benefit for many of these services and will therefore pay a higher building assessment to pay their proportional share of these increased special benefits.

Examples of these special benefit services and costs include, but are not limited to:

- Special events, provided primarily for Benefit Zone 1 individual parcels;
- Marketing and Promotions strategies, provided primarily for Benefit Zone 1 individual parcels and to Benefit Zone 2 parcels that have retail land uses;
- Holiday decorations, primarily for Benefit Zone 1 individual parcels;
- Personnel related to Marketing and Promotions provided primarily for Benefit Zone 1 individual parcels;
- Web site development and maintenance for Benefit Zones 1 and 2;
- Advertising for Benefit Zones 1 and 2
- Communications for Benefit Zones 1 and 2

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

ADMINISTRATION AND CORPORATE OPERATIONS:

\$ 208,550.00 is the new budget for the renewed and expansion district for Administration and Corporate Operations.

Examples of these special benefit services and costs include, but are not limited to:

- Staff and administrative costs
- Insurance
- Office related expenses
- Financial reporting

The following category of special benefit services shall only be provided to parcels within the district and whose frequency is determined by their benefit zone.

CONTINGENCY/CITY FEES/RESERVE:

\$ 139,126.00 is the new budget for the renewed and expansion district for Contingency/City Fees and Reserve.

Examples of these special benefit services and costs include, but are not limited to:

- Delinquencies*
- City Fees**
- Reserves***

Reserve for Slow Payments (Delinquencies)*

A percent of the budget is held in reserve to offset delinquent and/or slow payment from both public and private properties.

City Fees:**

Assessments are budgeted in order to fund the expenses charged by the City of Los Angeles and County of Los Angeles for collection and distribution of District revenue. This line item expense shall be found in the "Contingency/City Fees/Reserve" portion of the budget.

Reserves:***

Reserves are budgeted for those funds that remain from the 10% set aside, that are over and above those that have not been collected and are over and above the city fees. These reserves shall be carried forward from year to year, or may be reallocated to the designated budgetary categories found within the Management District Plan.

Cap:

An annual Cost of Living Adjustment may be approved by the Board of Directors of the Owner's Association. The management corporation shall have the option to increase the annual assessment rates based upon the Los Angeles County Consumer Price Index, or an amount not to exceed 5% (five per cent) per year.

Frequency of Services

The frequency of services is pre-programmed and determined by the costs apportioned to each benefiting parcel as shown in the two tables below. Benefit Zone 1 parcels will derive the greatest benefit and shall pay for all special benefit services. Benefit Zone 2 parcels will derive lesser benefit and shall be assessed a lower rate on the basis of linear frontage, lot size and building square footage. Benefit Zone 3 parcels will derive the least frequency of special benefits as their position in the eastern periphery of the district requires only periodic clean and safe services and shall be assessed only on the basis of linear frontage. The specific frequencies proposed are as follows:

FREQUENCY OF SPECIAL BENEFIT SERVICES BY BENEFIT ZONE:

| <i>Special Benefit Service</i> | <i>Benefit Zone 1 Frequency</i> | <i>Benefit Zone 2 Frequency</i> | <i>Benefit Zone 3 Frequency</i> |
|---|--|--|--|
| Private Security | Daily | Daily | Daily |
| Regular Sidewalk Sweeping | 7 days per week | 7 days per week | 6 days per week, |
| Steam Cleaning | 2 – 4 times per year | 2 – 3 times per year | Twice per year, if feasible |
| Beautification, Landscaping | As funding permits | As funding permits | As funding permits |
| Enhanced Trash Emptying | Daily | Daily | 6 days per week |
| Removal of Bulky Items | As needed | As needed | As needed |
| Graffiti Removal within 24 hours | As needed | As needed | As needed |
| Enhanced Tree Planting and Maintenance | As needed | As needed | As funded and scheduled |
| Parking Assistance | As needed | Not applicable | Not applicable |

| | | | |
|--------------------------|---------------------|---------------------|-------------------|
| Special Events | Seasonally | Seasonally | Not applicable |
| Marketing and Promotions | Based upon programs | Based upon programs | Not applicable |
| Advertising | As determined | As determined | Not applicable |
| Administration | Ongoing oversight | Ongoing oversight | Ongoing oversight |

Ten Year Operating Budget:

A projected ten-year operating budget for the GCBID is shown below. Assessments will be subject to changes in the Los Angeles County Consumer Price Index (CPI), or an amount not to exceed 5% (five percent) per year.

Revenues for specific programs may be reallocated from year-to-year among District activities within a 10% range within each budget line item and may not exceed 10% of the total budget for all program and activities. If deviation in a budget line item exceeds 10%, or if the District decides to make budget allocation changes that exceed 10% of the total budget for all programs, improvements and activities, and such changes could or may adversely impact the benefits received by the assessed property owners in the District, the District will request City Council authorization to modify the programs, improvements and activities to be funded pursuant to the GCBID ordinance. However, in no event may the Owners Association spend more than the total amount budgeted in the Management District Plan for any given year, including delinquent payments, interest income and rollover funds, without City Clerk or City Council approval. The 10 year projected budget is as follows:

TEN YEAR BUDGET PROJECTION

| | FY1 | FY2 | FY3 | FY4 | FY5 | FY6 | FY7 | FY8 | FY9 | FY10 |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Sidewalk Operations, Beautification | \$735,000.00 | \$771,750.00 | \$810,337.50 | \$850,854.38 | \$893,397.09 | \$938,066.95 | \$984,970.30 | \$1,034,218.81 | \$1,085,929.75 | \$1,140,226.24 |
| District Identity | \$278,000.00 | \$291,900.00 | \$306,495.00 | \$321,819.75 | \$337,910.74 | \$354,806.27 | \$372,546.59 | \$391,173.92 | \$410,732.61 | \$431,269.24 |
| Administration/ Corporate Operations | \$208,550.00 | \$218,977.50 | \$229,926.38 | \$241,422.69 | \$253,493.83 | \$266,168.52 | \$279,476.95 | \$293,450.79 | \$308,123.33 | \$323,529.50 |
| Contingency/ City Fees | \$139,126.00 | \$146,082.30 | \$153,386.42 | \$161,055.74 | \$169,108.52 | \$177,563.95 | \$186,442.15 | \$195,764.25 | \$205,552.47 | \$215,830.09 |
| Total | \$1,360,676.00 | \$1,428,709.80 | \$1,500,145.29 | \$1,575,152.55 | \$1,653,910.18 | \$1,736,605.69 | \$1,823,435.98 | \$1,914,607.77 | \$2,010,338.16 | \$2,110,855.07 |

Each of these programs and activities work together to create a more pleasing environment within the district that is conducive to strengthening the current and future economic vitality of the commercial corridor through the attraction and retention of new business and increased commerce. The programs, improvements and services are designed to specifically benefit the assessed properties within the Alpha BID boundaries. The proposed Alpha BID assessments will only be levied on properties within the Alpha BID boundaries that specially benefit from Alpha BID services,

improvements and activities. Assessment revenues will be spent to deliver services that provide a direct and special benefit to assessed parcels and to improve the economic vitality of these properties. Inasmuch as no services will be provided beyond the Alpha BID boundaries to the surrounding communities or to the public in general, any general benefits are unintentional. It is hereby determined that general benefits, if any, are not quantifiable, measurable, or tangible

Note on Assessment Generated by Benefit Zone Relative to the Percentage of the Overall Budget:

Over the past ten years, the existing Chinatown BID staff has overseen private security services which have conferred special security services on individual parcels throughout the district. Staff estimates that the number of security incidents reported and responded to are predominantly within Benefit Zone 1 parcels along North Broadway, since this is where the greatest pedestrian activity in the district occurs. In addition, with the opening of the Chinatown Gold Line station in the first years of the existing BID, there became a new demand for these security services to and from the Gold Line Station and North Broadway and Central Plaza, since it is here that the greatest critical mass of retail exists in the district. Therefore, Benefit Zone 1 parcels will pay a higher amount of assessments for their linear frontage and lot size to fund this greater demand for clean and safe services for the individual parcels in Zone 1.

It is difficult to specifically quantify and predict where security services will be needed at any given time, however historic trends in operating the BID since 2000 demonstrate that there is a direct relationship between pedestrian and sidewalk retail and security demands. It is for that reason that it is estimated that Benefit Zone 1 parcels will require additional funding for security services, thus higher costs.

The same trend exists for sidewalk cleaning and trash removal services. North Broadway, from historic data, generates the majority of pedestrian traffic in Chinatown, so there is a need to provide daily sidewalk sweeping services, perhaps at a higher frequency for these Benefit Zone 1 parcels.

These “clean and safe” services, along with Administrative oversight of these services, constitute approximately 70% of the total expenditures of the renewed and expanded Greater Chinatown BID. Therefore, the bulk of costs to fund the special benefits are related to this category of services. The allocation of services by Benefit Zone are based upon the proportion each Benefit Zone contributes to fund those services. Relative to its size in the district, Benefit Zone 1 parcels clearly contribute their proportional share of assessments to fund the services of the renewed and expanded BID. (See Table 4A)

Benefit Zone 1 individual parcels collectively constitute:

- 21% of the linear frontage of the entire district,
- 27% of the lots size of the district and
- 26% of the assessed building square footage

in the renewed and expanded BID. However, Benefit Zone 1 parcels contribute 28% of the overall assessments into the renewed and expanded Greater Chinatown BID. This discrepancy is consistent with the need to pay

higher linear frontage, lot size and building assessments to fund more frequent special benefit services.

Similarly, Benefit Zone 2 individual parcels collectively constitute:

- 55% of the linear frontage,
 - 73% of the lot size of the district and
 - 74% of the assessed building square footage
- in the renewed and expanded BID. However, Benefit Zone 2 parcels contribute 61% of the overall assessments into the renewed and expanded Greater Chinatown BID. This discrepancy is consistent with the Benefit Zone 2 lower assessments due to the lower frequency of clean and safe services and deriving a lesser benefit for district identity services.

Benefit Zone 3 individual parcels are only assessed for linear frontage. They collectively constitute 24% of the total linear frontage in the renewed and expanded BID yet contribute 11% of the overall assessments into the renewed and expanded Greater Chinatown BID. This is consistent with the fact that Benefit Zone 3 parcels are receiving only clean and safe at a lower frequency than Benefit Zones 1 and 2.

Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.

The proportionate special benefit cost for each parcel is listed in Appendix A attached hereto. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) would be computed by dividing the individual parcel assessment by the total special benefit program costs.

Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the GCBID, they are also considerably less than other options considered by the GCBID steering committee. The actual assessment rates for each parcel within the Alpha BID directly relate to the level of service to be provided within the benefit zones and the respective numerics for each parcel (i.e. lot size, building size and/or street frontage).

Finding 5. From Section 4(a): “Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....”

There are several publicly owned properties currently within the proposed District. The GCBID Management Plan assumes that the City of Los Angeles and other government entities will pay assessments for the public property within

the boundaries of the District. Article XIII D, Sec 4 of the California Constitution was added in November of 1996 to provide for these payments.

Parcels owned by the City of Los Angeles, the Los Angeles Unified School District and the County of Los Angeles shall receive benefits, commensurate with the assessments paid into the GCBID. The publicly owned parcels are presumed to benefit equally to the privately owned parcels, consistent with their location within their respective benefit zones. Each of these properties is physically and geographically integral to the culture and commerce of this business neighborhood. There is no conclusive evidence that these parcels would not receive special benefit from the programs, services and improvements proposed to be funded via District assessments. They are as follows:

| APN | Legal Owner | Site Number | Benefit Zone | Annual Assessment | % of Total |
|--------------|----------------------------------|----------------------|--------------|--------------------|--------------|
| 5407 020 903 | L A City | 841 Yale Street | 3 | \$3,225.60 | 0.24% |
| 5409 008 908 | L A City | 901 S. Main Street | 3 | \$1,868.16 | 0.14% |
| 5407 021 902 | L A City | 801 Yale Street | 3 | \$10,967.04 | 0.80% |
| 5408 017 904 | L A City | 657 N. Hill Street | 3 | \$4,233.60 | 0.31% |
| | | | Total | \$20,294.40 | 1.49% |
| 5408 027 902 | L A County | 747 N. Spring Street | 3 | \$3,239.04 | 0.24% |
| 5408 028 908 | L A County | | 3 | \$1,344.00 | 0.10% |
| 5408 026 903 | L A County | 739 N. Spring Street | 3 | \$6,088.32 | 0.45% |
| 5408 025 900 | L A County | 725 N. Spring Street | 3 | \$1,881.60 | 0.14% |
| | | | Total | \$12,552.96 | 0.92% |
| 5408 028 909 | LA Co Capital Asset Leasing Corp | 1055 N. Alameda St | 3 | \$12,203.52 | 0.90% |
| 5408 028 910 | LA Co Capital Asset Leasing Corp | 1055 N. Alameda St | 3 | \$3,548.16 | 0.26% |
| | | | Total | \$15,751.68 | 1.16% |
| 5414 004 900 | LA Unified School District | Yale Street | 2 | \$1,996.42 | 0.15% |
| 5408 033 904 | LA Unified School District | 840 Yale Street | 3 | \$13,628.16 | 1.00% |
| | | | | \$15,624.58 | 1.15% |

Finding 6. From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the GCBID.

Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”

The individual and total parcel assessments attributable to special property benefits are shown on Appendix A to the Management District Plan. The District and resultant assessment payments will continue for ten years and may be renewed again at that time. The reasons (purposes) for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment in Zone 1 and Zone 2 is attributed to the specific amount of building area, land area, street frontage and interior private street frontage while Zone 3 is based only on street frontage. There are three (3) Benefit Zones identified.

Assessment Formula Methodology

Step 1. Select "Basic Benefit Unit(s)"

Alpha BID assessment formulas typically are based on either property street frontage or parcel and building size or location, all which relate to the amount of special benefit conferred on a particular parcel and the proportionate assessment to be paid. The formula may base assessments on a single factor or a combination of factors.

The specific nature of the program activities to be funded by the GCBID (i.e. street operations and beautification; district identity; administration and corporate operations; and contingency/reserves) relate directly to the proportionate amount of building area, land area, and/or street frontage.

The "Basic Benefit Units" will be expressed as a function of building area (Benefit Unit "A"), land area (Benefit Unit "B"), and/or street frontage (Benefit Unit "C"). A separate factor for linear frontage for various interior private streets/plazas will be used (Benefit Unit "D"). Based on the shape of the GCBID, as well as the nature of the District program elements, it is determined that all properties will gain a direct and proportionate degree of special benefit based either on the respective amount of building size, parcel size, and/ or street frontage. It is noted that three benefit zones have been identified within the BID. Zone 1 and 2 will be assessed based on all four benefit unit factors whereas, Zone 3 will only be assessed based on street frontage. Street frontage will be measured for all street sides in Zone 1, 2 and 3, except those parcels in Zone 3 fronting along the east side of Alameda Street, North Spring Street and North Main Streets which will be assessed on the west side only, since that is the only side in which they will receive special benefit services. In the opinion of this Engineer, Zone 2 rates will be set and weighted at 80% of Zone 1 rates. Zone 3 rates shall be the same as Zone 2 rates, but as delineated above, will only include a street frontage factor.

Residential Buildings: Residentially used buildings in all three Benefit Zones will be assessed as all other buildings in the BID. Residents, whether owners or tenants, need the same clean and safe services that are needed by retail, commercial, ecumenical or distribution land uses. All residents use the sidewalks, all residents see graffiti, all benefit from the enhanced promotional activities funded by the BID and all clearly benefit from the improvements funded by the special benefits of the renewed and expanded BID. Properties with residential uses will derive benefit from increased district identity services funded by the renewed and expanded BID due to the fact that such services enhance the character of, and create a more dynamic and desirable neighborhood in which to live.

Assessment Formula factors

The interactive application of building area, land area and street frontage quantities are a proven method of fairly and equitably spreading special benefit costs to the beneficiaries of BID funded services, programs and improvements. Each of these factors directly relates to the degree of benefit each parcel will receive from BID funded activities.

Building Area is a direct measure of the dynamic utilization of each parcel and its corresponding impact or draw on BID funded activities based on development density. In the opinion of this Assessment Engineer, the targeted weight of this factor, building area, should generate approximately 30% of the total BID revenue.

Land Area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on BID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 25% of the total BID revenue.

Street Frontage is a direct measure of the static utilization of each parcel and its corresponding impact or draw on BID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 45% of the total BID revenue.

Based on cost projections and service level allocations, Zone 1 should generate about 30% of the assessment revenue, Zone 2 about 60% and Zone 3 about 10%. Furthermore, as described above, the building area factor is targeted to generate about 30% of the assessment revenue, the land area factor is targeted to generate about 25% of the assessment revenue, and the street frontage factor is targeted to generate about 45% of the assessment revenue.

The assessment revenue generation is further targeted (weighted) by each major work plan element by assessment formula factor and by benefit zone as follows:

Sidewalk Operations:

100% of Zone 1 street frontage assessments (\$142,447), plus
100% of Zone 2 street frontage assessments (\$305,366), plus
88% of Zone 3 street frontage assessments (\$134,096), plus
45% of Zone 1 land area assessments (\$49,473), plus
45% of Zone 2 land area assessments (\$103,618)
TOTAL = \$735,000

District Identity:

66% of Zone 1 building area assessments (\$86,000)
66% of Zone 2 building area assessments (\$192,000)
TOTAL = \$278,000

Administration:

55% of Zone 1 land area assessments (\$63,337), plus
55% of Zone 2 land area assessments (\$126,645), plus
12% of Zone 3 street frontage assessments (\$18,568)
TOTAL = \$208,550

Contingency:

34% of Zone 1 building area assessments (\$44,000)
34% of Zone 2 building area assessments (\$95,126)
TOTAL = \$139,126

Step 2. Quantify Total Basic Benefit Units

Taking into account all identified benefiting properties, the respective assessable benefit units are listed below:

| <i>Benefit Zone</i> | <i>Linear Frontage 1 Total Unit C</i> | <i>Linear Frontage 2 Total Unit D</i> | <i>Lot Square Footage Total Unit B</i> | <i>Building Square Footage Total Unit A</i> |
|-------------------------|---|---|--|---|
| 1 | 7,180 | 2,598 | 731,694 | 620,400 |
| 2 | 19,551 | 6,340 | 1,915,613 | 1,724,452 |
| 3 | 11,359 | | | |
| Total | 38,090 | 8,938 | 2,647,307 | 2,344,852 |

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the GCBID was computed from data extracted from City of Los Angeles City Clerk land records as well as County of Los Angeles Assessor records and maps. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property based assessments. All respective property data being used for assessment computations will be provided to each property owner in the Alpha BID for their review. All known or reported discrepancies, errors or misinformation will be corrected.

Step 4. Determine Assessment Formula

The GCBID assessment is to be based on four Basic Benefit Unit factors; building size (Benefit "A" Unit), parcel size (Benefit "B" Units), street frontage (Benefit "C" Units), and interior frontage on private streets (Benefit "D" Units) within three (3) Benefit Zones. It has been determined that the assessments should be levied approximately 30% (28.07299% actual) on Zone 1, approximately 60% (60.72739% actual) on Zone 2 and approximately 10%

(11.19957% actual) on Zone 3. Furthermore, Units A, B and C+D revenues are targeted respectively at 30%, 25% and 45% of the total assessment revenue (30.99093%, 24.95759% and 44.05149% actual). It is noted that all of these targeted weights have more or less been carried forward over 10 years and annual rates have been adjusted for inflation and rounded up and down slightly for simplification. The current proposed assessment rates, in keeping with the relative assessments rates used since the year 2000 are as follows:

Assessment Formula Factors:

Zone 1

(Benefit Unit "1-A") = = \$0.21/unit

(Benefit Unit "1-B") = \$0.15/unit

(Benefit Unit "1-C") = \$16.80/unit

(Benefit Unit "1-D") = \$8.40/unit

Zone 2

(Benefit Unit "2-A") = 80% x \$0.21= \$0.17/unit

(Benefit Unit "2-B") = 80% x \$0.15 = \$0.12/unit

(Benefit Unit "2-C") = 80% x \$16.80 = \$13.44/unit

(Benefit Unit "2-D") = 80% x \$8.40 = \$6.72/unit

Zone 3

(Benefit Unit "3-C") = 80% x \$16.80 = \$13.44/unit

The assessment formula is:

***Bldg Area x Unit A factor + Land Area x Unit B factor + Frontage x Unit C factor +
Interior Frontage x Unit D factor***

* It is noted that Zone 3 formula is based only on the Unit C factor.

The revenue generated by benefit unit within each benefit zone is as follows:

| <i>Benefit Zone</i> | <i>Frontage 1 Total Benefit Unit "C"</i> | <i>Frontage 2 Total Benefit Unit "D"</i> | <i>Land Area Total Benefit Unit "B"</i> | <i>Building Area Total Benefit Unit "A"</i> | <i>Total Revenue by Benefit Zone</i> |
|-------------------------|--|--|---|---|--|
| 1 | \$120,624.50 | \$21,823.20 | \$109,940.68 | \$130,284.00 | \$382,672.38 |
| 2 | \$262,762.04 | \$42,604.80 | \$230,264.35 | \$289,707.94 | \$825,339.12 |

| | | | | | |
|-------|--------------|-------------|--------------|--------------|----------------|
| 3 | \$152,664.96 | | \$0.00 | \$0.00 | \$152,664.96 |
| Total | \$536,051.50 | \$64,428.00 | \$340,205.03 | \$422,447.42 | \$1,360,676.46 |

Step 5. Estimate Total District Costs

The total District costs are shown below.

Total Year 1 District Costs

| PROGRAM OR ACTIVITY FUNDED BY GREATER CHINATOWN PROPERTY BUSINESS IMPROVEMENT DISTRICT | APPROXIMATE% OF FIRST YEAR ANNUAL BUDGET | ESTIMATED ANNUAL COSTS (FIRST YEAR) |
|---|--|--|
| Sidewalk Operations, Beautification (Security, sidewalk cleaning) | 54% | \$ 735,000.00 |
| District Identity (Marketing and Promotions) | 20% | \$ 278,000.00 |
| Administration/Corporate Operations | 16% | \$ 208,550.00 |
| Contingency/City Fees/Reserves | 10% | \$ 139,126 |
| TOTAL | 100% | \$1,360,676.46 |

Step 6. Separate General Benefits from Special Benefits and Related Costs (Prop 218)

All general benefits (if any) are intangible and unquantifiable. All benefits derived from the assessments outlined in the District Management Plan are for services directly benefiting the property owners within this area and support increased commerce. All decorations, promotions, maintenance, and professional and administration services are provided solely to properties within the district to enhance the image of the properties and businesses within the GCBID. No services are delivered outside the boundaries. Any potential spill over effect is unquantifiable. Total District revenues are shown below.

Total Year 1 District Revenues

| Funding Source | Subtotal Revenue | % of Total |
|-------------------------------|-----------------------|----------------|
| Alpha BID Assessments | \$1,360,676.46 | 100.00% |
| TOTAL DISTRICT REVENUE | \$1,360,676.46 | 100.00% |

Step 7. Calculate "Basic Unit Cost"

With a Year 1 budget of \$1,360,676.46 (special benefit only), the Basic Unit Costs ("A", "B", "C and "D") are shown above in Step 4. Since the renewed and expanded GCBID is planned for a ten year term, maximum assessments for future years (Year 2-10) must be set at the inception of the renewal period. An annual inflationary CPI based rate increase of up to 5% may be imposed for Year 2-10, or upon approval by the BID Property Owner's Association. The maximum annual rates for Years 1-10 are as follows:

Year 1-10 Maximum Assessment Rates

ZONE 1

| Projected Assessment | FY 1 | FY2 | FY3 | FY4 | FY5 | FY6 | FY7 | FY8 | FY9 | FY10 |
|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Frontage 1 (Unit C) | \$16.80 | \$17.64 | \$18.52 | \$19.45 | \$20.42 | \$21.44 | \$22.51 | \$23.64 | \$24.82 | \$26.06 |
| Frontage 2 (Unit D) | \$8.40 | \$8.82 | \$9.26 | \$9.72 | \$10.21 | \$10.72 | \$11.26 | \$11.82 | \$12.41 | \$13.03 |
| Land Area (Unit B) | \$0.15 | \$0.16 | \$0.17 | \$0.17 | \$0.18 | \$0.19 | \$0.20 | \$0.21 | \$0.22 | \$0.23 |
| Building Area (Unit A) | \$0.21 | \$0.22 | \$0.23 | \$0.24 | \$0.26 | \$0.27 | \$0.28 | \$0.30 | \$0.31 | \$0.33 |

ZONE 2

| Projected Assessment | FY 1 | FY2 | FY3 | FY4 | FY5 | FY6 | FY7 | FY8 | FY9 | FY10 |
|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Frontage 1 (Unit C) | \$13.44 | \$14.11 | \$14.82 | \$15.56 | \$16.34 | \$17.15 | \$18.01 | \$18.91 | \$19.86 | \$20.85 |
| Frontage 2 (Unit D) | \$6.72 | \$7.06 | \$7.41 | \$7.78 | \$8.17 | \$8.58 | \$9.01 | \$9.46 | \$9.93 | \$10.42 |
| Land Area (Unit B) | \$0.12 | \$0.13 | \$0.13 | \$0.14 | \$0.15 | \$0.15 | \$0.16 | \$0.17 | \$0.18 | \$0.19 |
| Building Area (Unit A) | \$0.168 | \$0.176 | \$0.185 | \$0.194 | \$0.204 | \$0.214 | \$0.225 | \$0.236 | \$0.248 | \$0.261 |

ZONE 3

| Projected Assessment | FY 1 | FY2 | FY3 | FY4 | FY5 | FY6 | FY7 | FY8 | FY9 | FY10 |
|----------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Frontage 1 (Unit C) | \$13.44 | \$14.11 | \$14.82 | \$15.56 | \$16.34 | \$17.15 | \$18.01 | \$18.91 | \$19.86 | \$20.85 |

Step 8. Spread the Assessments

The resultant assessment spread calculations for each parcel within the Alpha BID are shown in Appendix A attached hereto and were determined by applying the District assessment formula to each identified benefiting property.

APPENDIX A

YEAR 1 ASSESSMENT ROLL

| APN | YR 1 ASSM'T | APN | YR 1 ASSM'T | APN | YR 1 ASSM'T |
|--------------|-------------|--------------|-------------|--------------|-------------|
| 5406 024 016 | \$8,897.28 | 5408 013 012 | \$3,201.50 | 5408 019 016 | \$804.30 |
| 5406 028 013 | \$672.00 | 5408 013 013 | \$809.34 | 5408 019 017 | \$223.12 |
| 5406 028 087 | \$6,585.60 | 5408 013 016 | \$4,576.57 | 5408 019 018 | \$117.10 |
| 5406 028 088 | \$537.60 | 5408 013 017 | \$5,541.38 | 5408 019 019 | \$184.04 |
| 5407 008 001 | \$1,169.28 | 5408 013 023 | \$2,308.47 | 5408 019 020 | \$200.71 |
| 5407 008 002 | \$685.44 | 5408 013 024 | \$240.77 | 5408 019 021 | \$88.30 |
| 5407 008 005 | \$537.60 | 5408 013 025 | \$1,740.77 | 5408 019 022 | \$377.75 |
| 5407 008 006 | \$537.60 | 5408 013 026 | \$9,020.19 | 5408 019 023 | \$279.50 |
| 5407 008 007 | \$537.60 | 5408 013 029 | \$529.72 | 5408 019 024 | \$814.85 |
| 5407 008 008 | \$631.68 | 5408 013 030 | \$915.15 | 5408 019 026 | \$284.28 |
| 5407 008 009 | \$631.68 | 5408 013 031 | \$1,831.27 | 5408 019 027 | \$146.99 |
| 5407 009 001 | \$2,513.28 | 5408 013 032 | \$3,110.24 | 5408 019 028 | \$171.44 |
| 5407 020 001 | \$2,083.20 | 5408 013 033 | \$20,624.42 | 5408 019 029 | \$85.26 |
| 5407 020 015 | \$483.84 | 5408 014 001 | \$3,230.02 | 5408 019 030 | \$116.46 |
| 5407 020 017 | \$3,050.88 | 5408 014 003 | \$1,609.62 | 5408 019 032 | \$92.23 |
| 5407 020 019 | \$1,612.80 | 5408 014 004 | \$719.82 | 5408 019 034 | \$160.98 |
| 5407 020 903 | \$3,225.60 | 5408 014 005 | \$5,418.35 | 5408 019 035 | \$211.16 |
| 5407 021 902 | \$10,967.04 | 5408 014 008 | \$2,794.74 | 5408 019 037 | \$372.93 |
| 5407 023 001 | \$806.40 | 5408 014 009 | \$2,924.77 | 5408 019 038 | \$246.53 |
| 5407 023 003 | \$806.40 | 5408 014 010 | \$1,854.07 | 5408 019 040 | \$424.27 |
| 5407 023 005 | \$900.48 | 5408 014 011 | \$3,741.00 | 5408 019 041 | \$317.67 |
| 5407 023 006 | \$2,150.40 | 5408 014 012 | \$4,059.10 | 5408 019 042 | \$255.03 |
| 5407 023 007 | \$537.60 | 5408 014 014 | \$3,470.87 | 5408 019 043 | \$204.87 |
| 5407 023 008 | \$443.52 | 5408 014 015 | \$5,135.94 | 5408 019 044 | \$123.38 |
| 5407 023 011 | \$537.60 | 5408 014 017 | \$4,058.46 | 5408 019 045 | \$227.87 |
| 5407 023 012 | \$537.60 | 5408 014 018 | \$9,319.92 | 5408 019 046 | \$133.81 |
| 5407 023 015 | \$739.20 | 5408 015 003 | \$6,302.84 | 5408 019 047 | \$133.81 |
| 5407 023 023 | \$180.10 | 5408 016 004 | \$8,348.42 | 5408 019 048 | \$165.79 |
| 5407 023 024 | \$180.10 | 5408 016 013 | \$2,814.80 | 5408 019 049 | \$223.68 |
| 5407 023 025 | \$180.10 | 5408 016 017 | \$2,769.92 | 5408 019 050 | \$161.20 |
| 5407 023 026 | \$180.10 | 5408 016 018 | \$2,274.58 | 5408 019 051 | \$275.93 |
| 5407 023 027 | \$180.10 | 5408 017 904 | \$4,233.60 | 5408 019 052 | \$255.03 |
| 5407 024 004 | \$403.20 | 5408 018 003 | \$1,333.47 | 5408 019 053 | \$152.63 |
| 5407 024 005 | \$403.20 | 5408 018 016 | \$2,113.12 | 5408 019 055 | \$354.45 |
| 5407 024 006 | \$403.20 | 5408 018 017 | \$2,661.89 | 5408 019 056 | \$809.73 |
| 5407 024 007 | \$403.20 | 5408 018 021 | \$16,362.59 | 5408 019 057 | \$112.90 |
| 5407 024 015 | \$537.60 | 5408 018 023 | \$6,987.23 | 5408 019 058 | \$359.49 |
| 5407 024 016 | \$1,075.20 | 5408 018 024 | \$17,186.58 | 5408 019 061 | \$1,836.89 |
| 5407 024 018 | \$806.40 | 5408 018 025 | \$3,327.37 | 5408 020 003 | \$11,784.78 |
| 5407 025 008 | \$3,225.60 | 5408 018 026 | \$3,138.31 | 5408 020 004 | \$3,005.57 |
| 5407 025 009 | \$1,209.60 | 5408 019 006 | \$1,235.55 | 5408 020 005 | \$3,980.44 |
| 5407 025 010 | \$403.20 | 5408 019 007 | \$3,782.09 | 5408 020 006 | \$2,261.56 |
| 5407 025 015 | \$403.20 | 5408 019 008 | \$1,889.21 | 5408 020 008 | \$1,503.58 |
| 5408 013 004 | \$2,317.48 | 5408 019 009 | \$3,418.67 | 5408 020 009 | \$16,517.42 |
| 5408 013 007 | \$2,257.09 | 5408 019 010 | \$2,726.30 | 5408 021 001 | \$4,412.89 |
| 5408 013 010 | \$1,445.15 | 5408 019 013 | \$4,160.13 | 5408 021 002 | \$3,138.08 |
| 5408 013 011 | \$1,222.38 | 5408 019 014 | \$5,323.42 | 5408 021 014 | \$11,362.22 |

| | | | | | |
|--------------|-------------|--------------|-------------|--------------|-------------|
| 5408 021 015 | \$22,598.43 | 5408 030 029 | \$734.30 | 5414 004 002 | \$1,994.98 |
| 5408 021 016 | \$19,147.52 | 5408 030 030 | \$735.56 | 5414 004 005 | \$3,995.12 |
| 5408 022 001 | \$4,769.36 | 5408 030 031 | \$4,596.57 | 5414 004 006 | \$5,148.44 |
| 5408 022 002 | \$1,292.36 | 5408 030 034 | \$17,088.60 | 5414 004 007 | \$34,350.10 |
| 5408 022 003 | \$11,271.29 | 5408 031 001 | \$9,304.20 | 5414 004 900 | \$1,996.42 |
| 5408 022 004 | \$4,119.21 | 5408 031 007 | \$549.73 | 5414 005 001 | \$942.51 |
| 5408 023 001 | \$2,207.59 | 5408 031 008 | \$183.16 | 5414 005 002 | \$822.97 |
| 5408 023 002 | \$1,091.19 | 5408 031 009 | \$544.26 | 5414 005 003 | \$808.55 |
| 5408 023 003 | \$1,186.04 | 5408 031 013 | \$13,092.03 | 5414 005 004 | \$808.55 |
| 5408 023 004 | \$2,019.31 | 5408 031 015 | \$16,521.30 | 5414 005 005 | \$822.97 |
| 5408 023 005 | \$2,199.01 | 5408 032 001 | \$1,509.81 | 5414 005 006 | \$1,756.67 |
| 5408 023 006 | \$1,805.99 | 5408 032 006 | \$7,896.45 | 5414 005 007 | \$841.79 |
| 5408 024 003 | \$3,255.73 | 5408 032 007 | \$2,804.72 | 5414 005 008 | \$808.55 |
| 5408 024 005 | \$1,217.24 | 5408 032 008 | \$4,606.54 | 5414 005 009 | \$808.55 |
| 5408 024 006 | \$787.02 | 5408 032 009 | \$2,616.67 | 5414 005 010 | \$822.97 |
| 5408 024 007 | \$12,112.53 | 5408 032 010 | \$2,309.91 | 5414 005 011 | \$979.13 |
| 5408 024 009 | \$1,396.09 | 5408 032 011 | \$2,906.57 | 5414 005 013 | \$822.97 |
| 5408 024 011 | \$2,658.52 | 5408 032 012 | \$8,968.84 | 5414 005 014 | \$808.55 |
| 5408 024 013 | \$4,736.61 | 5408 032 013 | \$2,918.39 | 5414 005 015 | \$886.83 |
| 5408 025 001 | \$4,379.85 | 5408 032 014 | \$7,335.53 | 5414 005 016 | \$825.32 |
| 5408 025 003 | \$1,770.46 | 5408 032 019 | \$1,604.55 | 5414 005 017 | \$979.13 |
| 5408 025 007 | \$6,045.07 | 5408 032 024 | \$3,426.40 | 5414 005 018 | \$20.92 |
| 5408 025 012 | \$18.87 | 5408 032 025 | \$6,259.14 | 5414 005 019 | \$477.41 |
| 5408 025 013 | \$9.98 | 5408 032 026 | \$9,235.16 | 5414 005 021 | \$570.18 |
| 5408 025 900 | \$1,881.60 | 5408 032 027 | \$15,815.57 | 5414 005 022 | \$522.47 |
| 5408 026 903 | \$6,088.32 | 5408 033 003 | \$2,343.44 | 5414 005 023 | \$949.40 |
| 5408 027 005 | \$5,686.04 | 5408 033 005 | \$2,297.92 | 5414 005 024 | \$162.79 |
| 5408 027 006 | \$1,676.79 | 5408 033 006 | \$1,354.23 | 5414 005 025 | \$241.20 |
| 5408 027 008 | \$5,986.36 | 5408 033 007 | \$2,351.44 | 5414 005 026 | \$1,148.32 |
| 5408 027 902 | \$3,239.04 | 5408 033 008 | \$5,379.16 | 5414 005 029 | \$526.79 |
| 5408 028 004 | \$4,491.55 | 5408 033 009 | \$5,188.41 | 5414 005 030 | \$540.23 |
| 5408 028 012 | \$8,714.27 | 5408 033 014 | \$5,558.23 | 5414 005 031 | \$593.99 |
| 5408 028 013 | \$3,247.65 | 5408 033 015 | \$2,233.60 | 5414 005 032 | \$497.44 |
| 5408 028 908 | \$1,344.00 | 5408 033 016 | \$633.15 | 5414 005 033 | \$1,508.16 |
| 5408 028 909 | \$12,203.52 | 5408 033 017 | \$1,330.95 | 5414 005 035 | \$979.49 |
| 5408 028 910 | \$3,548.16 | 5408 033 904 | \$13,628.16 | 5414 005 036 | \$822.97 |
| 5408 029 001 | \$4,593.74 | 5409 006 030 | \$3,225.60 | 5414 005 039 | \$243.43 |
| 5408 029 004 | \$8,338.81 | 5409 007 003 | \$11,276.16 | 5414 005 040 | \$751.33 |
| 5408 029 005 | \$25,051.36 | 5409 008 015 | \$2,903.04 | 5414 005 041 | \$26.08 |
| 5408 030 002 | \$4,551.93 | 5409 008 016 | \$3,911.04 | 5414 005 042 | \$979.49 |
| 5408 030 008 | \$10,665.01 | 5409 008 017 | \$1,774.08 | 5414 005 043 | \$979.49 |
| 5408 030 009 | \$5,399.92 | 5409 008 908 | \$1,868.16 | 5414 005 044 | \$822.97 |
| 5408 030 010 | \$2,108.41 | 5409 015 015 | \$3,158.40 | 5414 005 045 | \$243.43 |
| 5408 030 011 | \$509.57 | 5409 015 020 | \$1,411.20 | 5414 005 046 | \$749.04 |
| 5408 030 012 | \$509.57 | 5409 015 022 | \$6,854.40 | 5414 005 047 | \$15.63 |
| 5408 030 015 | \$6,449.44 | 5409 015 024 | \$3,494.40 | 5414 005 048 | \$817.40 |
| 5408 030 017 | \$727.37 | 5409 015 901 | \$1,344.00 | 5414 005 049 | \$822.97 |
| 5408 030 018 | \$720.44 | 5414 001 004 | \$537.60 | 5414 005 050 | \$979.49 |
| 5408 030 019 | \$764.12 | 5414 001 005 | \$537.60 | 5414 005 051 | \$979.49 |
| 5408 030 020 | \$796.25 | 5414 001 009 | \$20,877.62 | 5414 005 052 | \$822.97 |
| 5408 030 021 | \$787.64 | 5414 002 001 | \$1,591.10 | 5414 005 053 | \$810.35 |
| 5408 030 022 | \$791.84 | 5414 002 002 | \$8,981.88 | 5414 005 054 | \$881.24 |
| 5408 030 023 | \$743.33 | 5414 002 007 | \$1,606.21 | 5414 005 055 | \$822.97 |
| 5408 030 024 | \$722.96 | 5414 002 009 | \$4,616.26 | 5414 005 056 | \$979.49 |
| 5408 030 025 | \$714.56 | 5414 003 011 | \$8,340.20 | 5414 005 057 | \$243.43 |
| 5408 030 026 | \$758.24 | 5414 003 012 | \$2,757.30 | 5414 005 058 | \$243.43 |
| 5408 030 027 | \$759.29 | 5414 003 014 | \$8,014.79 | 5414 005 060 | \$15.63 |
| 5408 030 028 | \$796.25 | 5414 003 015 | \$25,642.71 | 5414 005 061 | \$15.63 |

| | | | | | |
|--------------|-------------|--------------|------------|--------------|-------------|
| 5414 005 062 | \$524.10 | 5414 008 006 | \$7,388.18 | 5414 011 015 | \$616.80 |
| 5414 005 063 | \$682.62 | 5414 008 007 | \$3,969.24 | 5414 011 016 | \$2,129.97 |
| 5414 005 064 | \$1,584.69 | 5414 008 008 | \$1,385.17 | 5414 011 017 | \$1,787.68 |
| 5414 005 065 | \$88.12 | 5414 008 009 | \$481.10 | 5414 011 021 | \$3,075.84 |
| 5414 005 066 | \$947.76 | 5414 008 012 | \$2,098.52 | 5414 011 022 | \$2,826.37 |
| 5414 005 067 | \$26.08 | 5414 008 013 | \$933.69 | 5414 011 023 | \$871.24 |
| 5414 005 068 | \$1,144.39 | 5414 008 014 | \$2,659.99 | 5414 011 024 | \$5.17 |
| 5414 005 069 | \$2,116.77 | 5414 008 015 | \$1,987.95 | 5414 011 025 | \$2,504.22 |
| 5414 005 070 | \$748.68 | 5414 008 016 | \$6,281.09 | 5414 011 026 | \$11,600.68 |
| 5414 005 071 | \$748.68 | 5414 008 017 | \$947.32 | 5414 011 027 | \$7,597.47 |
| 5414 006 001 | \$1,326.95 | 5414 008 018 | \$3,671.79 | 5414 011 030 | \$4,398.13 |
| 5414 006 002 | \$1,518.36 | 5414 009 001 | \$1,454.38 | 5414 011 031 | \$1,114.46 |
| 5414 006 003 | \$1,756.15 | 5414 009 002 | \$413.69 | 5414 011 032 | \$3,003.43 |
| 5414 006 004 | \$2,619.76 | 5414 009 003 | \$327.77 | 5414 012 001 | \$3,787.48 |
| 5414 006 013 | \$1,942.78 | 5414 009 004 | \$441.49 | 5414 012 002 | \$1,459.44 |
| 5414 006 018 | \$1,671.98 | 5414 009 005 | \$1,024.09 | 5414 012 006 | \$7,605.30 |
| 5414 006 019 | \$1,166.74 | 5414 009 006 | \$522.67 | 5414 012 010 | \$4,173.48 |
| 5414 006 021 | \$3,128.05 | 5414 009 007 | \$431.49 | 5414 012 011 | \$3,571.57 |
| 5414 006 022 | \$2,657.81 | 5414 009 008 | \$646.93 | 5414 012 013 | \$6,827.83 |
| 5414 006 026 | \$6,516.36 | 5414 010 001 | \$1,294.30 | 5414 012 014 | \$3,858.95 |
| 5414 006 027 | \$6,652.23 | 5414 010 002 | \$1,636.04 | 5414 013 012 | \$30,460.04 |
| 5414 006 028 | \$5,079.68 | 5414 010 003 | \$809.29 | 5414 013 014 | \$10,893.24 |
| 5414 006 029 | \$4,386.76 | 5414 010 004 | \$85.81 | 5414 014 001 | \$20,460.39 |
| 5414 007 006 | \$1,756.48 | 5414 010 005 | \$7,741.64 | 5414 015 008 | \$29,223.68 |
| 5414 007 007 | \$1,085.54 | 5414 011 004 | \$475.21 | 5414 015 009 | \$4,746.19 |
| 5414 007 011 | \$3,312.65 | 5414 011 005 | \$475.45 | 5414 015 010 | \$4,036.39 |
| 5414 007 015 | \$8,254.35 | 5414 011 006 | \$1,366.51 | 5414 017 001 | \$4,523.79 |
| 5414 007 016 | \$3,312.03 | 5414 011 007 | \$2,202.97 | 5414 017 002 | \$2,691.64 |
| 5414 007 022 | \$17,732.78 | 5414 011 008 | \$3,364.19 | 5414 017 003 | \$3,144.03 |
| 5414 007 026 | \$24,929.91 | 5414 011 009 | \$3,351.19 | 5414 017 004 | \$1,746.07 |
| 5414 007 027 | \$0.00 | 5414 011 010 | \$1,944.66 | 5414 017 024 | \$1,209.60 |
| 5414 007 028 | \$4,954.59 | 5414 011 011 | \$2,058.71 | 5414 017 028 | \$2,704.00 |
| 5414 008 002 | \$951.53 | 5414 011 013 | \$2,204.29 | | |
| 5414 008 003 | \$1,429.61 | 5414 011 014 | \$1,417.93 | | |

ORDINANCE NO. _____

An Ordinance of Intention to establish a Landscaping, Security, Programming and Maintenance Property Business Improvement District to be known as the **Greater Chinatown Business Improvement District** (District) pursuant to the provisions of the City's Landscaping, Security, Programming and Maintenance District Ordinance (Division 6, Chapter 9, Los Angeles Administrative Code).

WHEREAS, the Landscaping, Security, Programming and Maintenance District Ordinance authorizes the establishment of Landscaping, Security, Programming and Maintenance Property Business Improvement Districts within specifically defined commercial districts of the City located within "special economic incentive zones" and the levying of assessments on real property within the districts to pay for improvements, maintenance and activities within the districts; and

WHEREAS, the proposed District is a commercial district located within the following "special economic incentive zones": United States Census Bureau tract maps 1997, 2060.1, 2060.2, and 2071 which all have a poverty level of 20% or higher; and

WHEREAS, property owners within the District, who will pay more than 30 percent of the total assessments proposed to be levied, filed written petitions requesting the City Council to establish a district.

NOW, THEREFORE,

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Section 1. **DECLARATION.** Pursuant to the provisions of the Landscaping, Security, Programming and Maintenance District Ordinance, the City Council hereby declares its intention to establish a Landscaping, Security, Programming and Maintenance Property Business Improvement District to be known as the Greater Chinatown Business Improvement District (District).

Sec. 2. **ADOPTION OF ENGINEER'S REPORT, MANAGEMENT DISTRICT PLAN AND PRELIMINARY REPORT OF THE CITY CLERK.** The City Council hereby adopts, approves and confirms the Engineer's Report, the Management District Plan, and the Preliminary Report of the City Clerk, all of which are included in Council File No. _____.

Sec. 3. **PARCELS WITHIN THE DISTRICT.** The City Council hereby reaffirms its finding that all parcels, which will have a special benefit conferred upon them and upon which an assessment will be imposed, are identified in the Management District Plan.

Sec. 4. PROPORTIONAL BENEFIT. The City Council hereby reaffirms that the assessment proposed to be imposed on each parcel does not exceed the reasonable cost of the proportional benefit conferred on that parcel.

Sec. 5. SEPARATION OF GENERAL AND SPECIAL BENEFITS. The City Council hereby reaffirms that it has separated the general benefits, if any, from the special benefits conferred on each parcel.

Sec. 6. ASSESSMENTS SUPPORTED BY ENGINEER'S REPORT. The City Council hereby reaffirms that all proposed assessments are supported by a detailed Engineer's Report prepared by a registered professional engineer certified by the state of California.

Sec. 7. DISTRICT BOUNDARIES. The City Council hereby declares that the boundaries of the proposed District are as described and illustrated in the Management District Plan and the Preliminary Report of the City Clerk. A general description of the proposed District boundaries is as follows: The northern boundary—parcels abutting the 110 freeway and facing Bernard Street between College and North Broadway streets; the western boundary—the parcels on both sides of College street between Figueroa Terrace and the 110 Freeway and then continuing with all parcels facing Yale street between College and Ord streets; the southern boundary—all parcels facing Ord street between Yale and New High streets and continuing to all parcels facing Cesar Chavez on the northern side between New High and Alameda; the eastern boundary—parcels fronting Alameda and North Spring streets between Elmyra Street and Cesar Chavez Avenue. A full and complete description of the district boundaries is contained in the Engineer's Report and the Management District Plan.

Sec. 8. IMPROVEMENTS AND ACTIVITIES. The City Council hereby declares that the proposed levy of assessments is to fund the improvements and activities detailed in the Management District Plan. They include, but are not limited to: Sidewalk Operations and Beautification, District Identity, Contingency, and Administration.

Sec. 9. ANNUAL ASSESSMENT AND DURATION. The proposed District's total annual assessment for the first year is estimated to be \$1,363,132.00. The annual assessment for subsequent years may be adjusted based upon the Consumer Price Index for the Los Angeles region or by a flat percentage rate, not to exceed five percent of the previous year's assessment. The annual assessment shall be levied for a period of ten years, which is the proposed duration of the District and the period during which the improvements and activities will be provided.

Sec. 10. BASIS FOR CALCULATING ASSESSMENTS. The proposed annual assessment for each property is based upon the land square footage, building square footage, and linear frontage. A full and complete description of the basis upon which

the proposed assessment was calculated is contained in the Engineer's Report and the Management District Plan.

Sec. 11. COLLECTION OF ASSESSMENTS. The City Council hereby declares that to the extent possible, assessments shall be collected at the same time and in the same manner as County ad valorem property taxes and shall be subject to all laws providing for the collection and enforcement of assessments. For properties that do not appear on the County tax rolls or for assessments for any years in which the City is unable to transmit the assessment information to the County in sufficient time for the County to collect the assessments with the County ad valorem property taxes, the City Clerk may bill and collect the assessments by mailing assessment notices (Statement of Assessment Due) to each property owner within the District at the address shown on City records. Assessments billed by the City Clerk are due 45 calendar days after the date of the Statement of Assessment Due.

Sec. 12. NOTICE, PROTESTS AND HEARING PROCEDURES. The City Clerk shall comply with the notice, protest, and hearing procedures prescribed in the Proposition 218 Omnibus Implementation Act (California Government Code, Section 53750, *et seq.*).

Sec. 13. SUMMARY OF PROCEDURES FOR COMPLETION AND RETURN OF BALLOTS. This Ordinance of Intention and a ballot (in the form of attached Exhibit A incorporated here by this reference) shall be mailed by first-class mail to each property owner in the proposed District.

The ballot may be completed by the person(s) or entity owning the property within the proposed District. To complete the ballot, the property owner should do the following: (1) verify that the information listed on the ballot is correct; (2) indicate his or her decision to either approve or disapprove of the District assessment by marking an "X" or other verifiable mark in the appropriate place; (3) sign the ballot; (4) insert the completed ballot into the secrecy envelope provided; and (5) place the secrecy envelope inside the return envelope and mail to the City Clerk's Office.

Sec. 14. PUBLIC HEARING. The City Council will hold a public hearing to determine whether to establish the District and levy assessments on _____, at 10 a.m., or as soon thereafter as City Council business permits, and on any days for continued hearing as ordered by the City Council, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012. At the public hearing, the City Council shall hear the testimony of all interested persons for or against the establishment of the proposed District, the boundaries of the proposed District, or the furnishing of specified types of improvements or activities of the proposed District.

Sec. 15. NOTICE TO RECORD OWNERS. The City Clerk shall give notice of the public hearing, in the manner specified in Government Code Section 53753, to the

record owner of each parcel subject to the levy of an assessment. The notice shall be given at least 45 days before the public hearing date and shall specify that the public hearing will be to determine whether the Council will establish the District and levy assessments.

Sec. 16. TABULATION OF ASSESSMENT BALLOTS. At the conclusion of the public hearing, the City Clerk shall tabulate all assessment ballots that have been submitted and not withdrawn. To be included in the tabulation, assessment ballots must be received by the City Clerk either at the address indicated in the notice required by Government Code Section 53753 or at the site of the public hearing prior to the conclusion of the public hearing. The City Clerk will certify the results of the tabulation to the City Council during its meeting on _____, at 10:00 a.m., or as soon thereafter as City Council business permits, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, California 90012.

Sec. 17. MAJORITY PROTEST. If there is a majority protest against the imposition of the assessment, the City Council will not impose an assessment. A majority protest will exist if the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment exceed the assessment ballots submitted, and not withdrawn, in its favor, weighting those assessment ballots by the amount of the proposed assessment to be imposed upon the identified parcel for which each assessment ballot was submitted.

Sec. 18. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved _____

Mayor

Approved as to Form and Legality

CARMENT A TRUTANICH, City Attorney

By  (PSE)
DAVID J MICHAELSON
Chief Assistant City Attorney

Date 6/30/10

File No. _____